



LACKHAM PLACE

ROWDEN PARK GARDEN VILLAGE

Redcliffe
HOMES

WELCOME TO

LACKHAM PLACE



LACKHAM PLACE

ROWDEN PARK GARDEN VILLAGE

Redcliffe Homes is delighted to welcome you to Lackham Place, Rowden Park Garden Village, a new collection of individually designed 2, 3 and 4-bedroom homes.

Lackham Place is nestled among picturesque countryside and just a stones throw away from the beautiful thriving market town of Chippenham, with its excellent transport connections, enjoying the very best of town and country living. An ideal base to explore Wiltshire and the Cotswolds.





EXPERIENCE THE BEAUTY AND TRANQUILLITY OF
GARDEN
VILLAGE LIVING



The beautiful Garden Village at Lackham Place is perfectly positioned a few moments' walk from the vibrant market town of Chippenham. With a compact centre and thriving commercial life, Chippenham offers a delightful blend of historical charm, modern shopping options and scenic parkland based around the River Avon.

When you need to venture further afield, transport links are excellent. Lackham Place is 4 miles south of the M4, and enjoys convenient access to both the Midlands and the South West. You can reach the World Heritage City of Bath in 10 minutes by train, and London Paddington is just 75 minutes away.

Sporting enthusiasts will feel at home at Wiltshire's largest outdoor sports facility at Stanley Park, while the Olympiad Leisure Centre in Monks Park offers an indoor swimming pool, state-of-the-art gym and sports hall.

Families are well served by St Mary's RC Primary School in Rowden Hill and large mixed secondary schools, Hardenhuish School and Sheldon School. Plans are also underway to further improve the amenities near Lackham Place with a proposed village centre, including space for education and community facilities.

We focus on designing a community where you'll love spending time – now and for years to come. Lackham Place, Rowden Park Garden Village has been inspired by the local landscape, with footpaths, green space and parkland combining to create a green environment.

“
*Surrounded by Areas of
Outstanding Natural Beauty*
”

BEAUTIFUL VIEWS

OF OPEN
COUNTRYSIDE



EXPLORING LACKHAM PLACE AND BEYOND

The neighbourhood at Lackham Place, Rowden Park Garden Village exists within a natural environment enhanced with species-rich landscaping and ecological improvements.

Your new home is surrounded by leafy, tree-lined streets, attractive landscaping and countryside views that are the hallmarks of an exceptional Garden Village, to enhance your wellbeing.

Lackham Place offers allotments, relaxed sporting facilities and an abundance of walking and cycling routes.

The community is also sensitively linked to Chippenham town centre by Riverside Park, which offers opportunities to exercise, play and add a splash of vitality to your daily life.

With a new primary school, village shop, easy access to the town and public transport links, you have genuine alternatives to using a car.

Residents also have opportunities for community ownership, helping to create a positive legacy for the next generation.

Lackham Place, Rowden Park Garden Village is much more than a residential estate. It's a refreshing lifestyle choice that offers you the very best of town and country living.

DEVELOPMENT LAYOUT

Inspired by its beautiful countryside views, Lackham Place, Rowden Park Garden Village balances the joy of rural living with easy access to local amenities.

This mix of high-quality and sustainable 2, 3 and 4-bedroom homes integrates with attractive landscaping and green space to offer all the ingredients for a happy and healthy lifestyle.



Key:

- Axminster - 2 bedroom home
Plots 181, 182 & 183
- Sherston - 3 bedroom home
Plots 4, 6, 10, 11, 26, 35, 41, 42, 153, 154 & 172
- Lowden - 3 bedroom home
Plots 7, 8, 29, 30, 37, 38, 187, 188, 189 & 190
- Foxham - 3 bedroom home
Plots 9, 28, 36, 167, 173, 180 & 184
- York - 4 bedroom home
Plots 2, 3, 5, 25, 31, 32, 33, 34, 39, 171 & 186
- Banbury - 4 bedroom home
Plots 1, 40, 43, 185 & 191
- Wimborne - 4 bedroom home
Plot 27

- Registered Provider
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom

- BCP Bin Collection Point
- VP Visitor Parking
- S Electric Substation

AXMINSTER

2 BEDROOM HOME
PLOTS 181, 182 & 183

The Axminster is an impressive home offering an open-plan kitchen/dining area and a separate living room, together with an en-suite main bedroom, a second bedroom and a family bathroom.

GROUND FLOOR

Kitchen/

Dining Area 4291mm x 2772mm 14' 1" x 9' 1"

Living Room 4939mm x 3510mm 16' 2" x 11' 6"

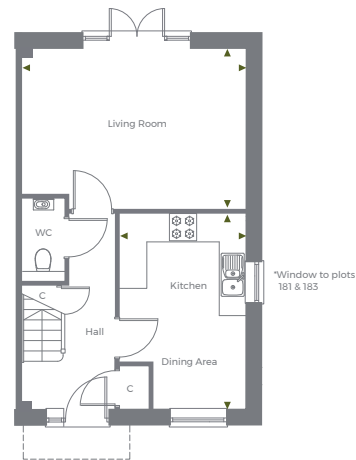
FIRST FLOOR

Bedroom 1 4104mm x 2826mm 13' 6" x 9' 3"

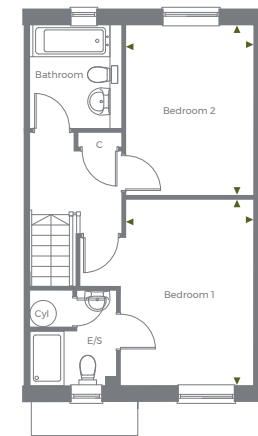
Bedroom 2 3747mm x 2826mm 12' 4" x 9' 3"

TOTAL AREA: 840 SQ FT | 78.1 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



First Floor

SHERSTON

3 BEDROOM HOME

PLOTS 4, 6, 10, 11, 26, 35, 41, 42,
153, 154 & 172

The Sherston is a delightful home featuring an open-plan kitchen/dining area and a separate living room, together with an en-suite main bedroom, two further bedrooms and a family bathroom.

GROUND FLOOR

Kitchen/

Dining Area 5366mm x 3803mm 17' 7" x 12' 6"

Living Room 5343mm x 3116mm 17' 6" x 10' 3"

FIRST FLOOR

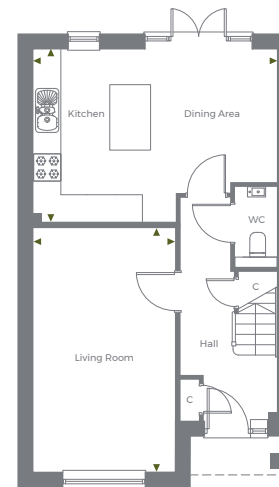
Bedroom 1 3810mm x 3116mm 12' 6" x 10' 3"

Bedroom 2 3138mm x 2978mm 10' 4" x 9' 9"

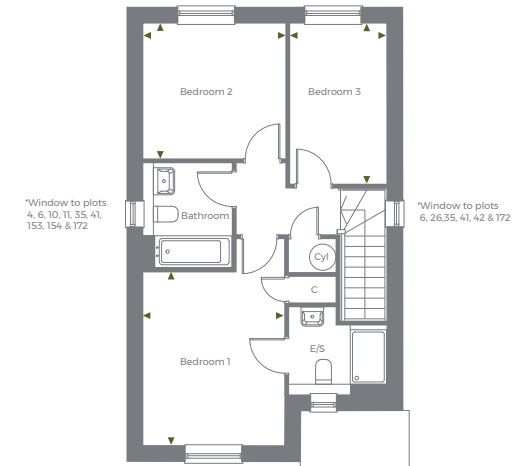
Bedroom 3 3532mm x 2128mm 11' 7" x 7' 0"

TOTAL AREA: 1017 SQ FT | 94.5 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



First Floor

LOWDEN

3 BEDROOM HOME

PLOTS 7, 8, 29, 30, 37, 38, 187, 188, 189 & 190

The Lowden is an attractive home on three levels, providing spacious accommodation on the ground floor with a separate kitchen/dining room and lounge to the rear overlooking the garden. In addition to the two bedrooms on the first floor, the main bedroom features plenty of storage and its own en-suite.

GROUND FLOOR

Kitchen/Dining	2600mm x 5008mm	8' 6" x 16' 5"
Living Room	4714mm x 3057mm	15' 6" x 10' 0"

FIRST FLOOR

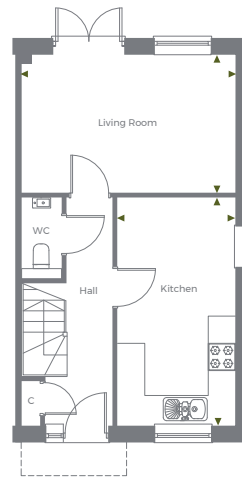
Bedroom 2	2519mm x 4907mm	8' 3" x 16' 1"
Bedroom 3	2394mm x 3152mm	7' 10" x 10' 4"

SECOND FLOOR

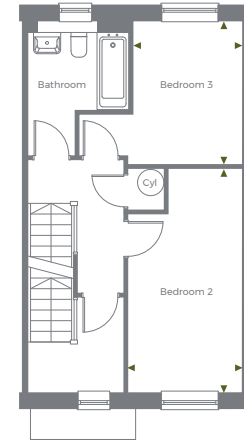
Bedroom 1	4714mm x 5593mm	15' 6" x 18' 4"
-----------	-----------------	-----------------

TOTAL AREA: 1104 SQ FT | 103 SQ M

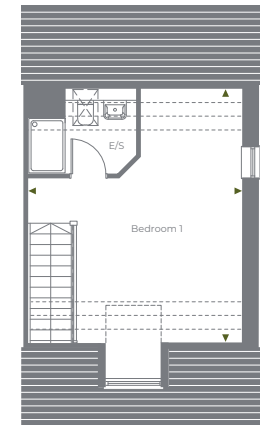
◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



First Floor



Second Floor

FOXHAM

3 BEDROOM HOME

PLOTS 9, 28, 36, 167, 173, 180 & 184

The Foxham is a splendid home offering an open-plan kitchen/dining area and adjoining utility together with a separate living room, an en-suite main bedroom, two further bedrooms and a family bathroom.

GROUND FLOOR

Kitchen/
Dining Area

6041mm x 3101mm 19' 10" x 10' 2"

Living Room

6041mm x 3206mm 19' 10" x 10' 6"

FIRST FLOOR

Bedroom 1 4405mm x 3256mm 14' 5" x 10' 8"

Bedroom 2 3505mm x 3327mm 11' 6" x 10' 11"

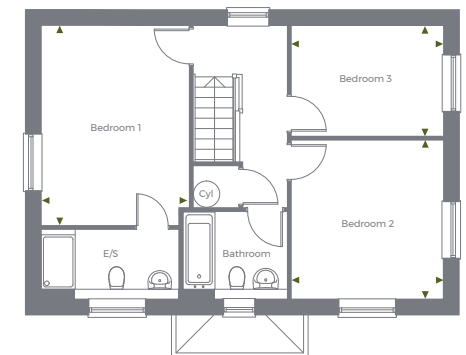
Bedroom 3 3327mm x 2436mm 10' 11" x 8' 0"

TOTAL AREA: 1152 SQ FT | 107 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



First Floor

YORK

4 BEDROOM HOME

PLOTS 2, 3, 5, 25, 31, 32, 33, 34, 39, 171 & 186

The York is a spacious home offering an open-plan kitchen/dining area, a separate living room and a utility. On the first floor is an en-suite main bedroom, three further bedrooms in addition to a modern family bathroom.

GROUND FLOOR

Kitchen/

Dining Area 7504mm x 3678mm 24' 7" x 12' 1"

Living room 4586mm x 3455mm 15' 1" x 11' 4"

FIRST FLOOR

Bedroom 1 4281mm x 3454mm 14' 1" x 11' 4"

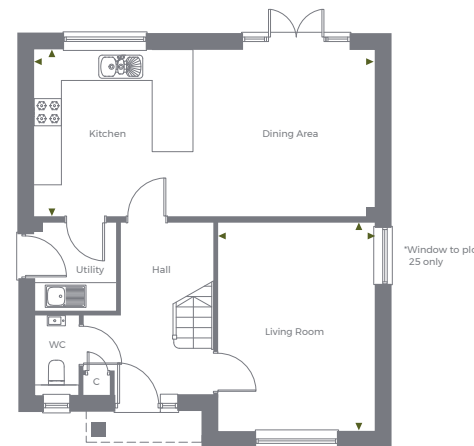
Bedroom 2 4476mm x 3030mm 14' 8" x 9' 11"

Bedroom 3 3926mm x 2510mm 12' 11" x 8' 3"

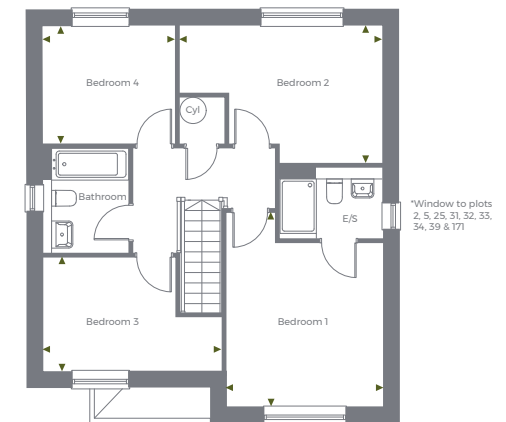
Bedroom 4 2928mm x 2605mm 9' 7" x 8' 7"

TOTAL AREA: 1287 SQ FT | 119.6 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



First Floor

BANBURY

4 BEDROOM HOME
PLOTS 1, 40, 43, 185 & 191

The Banbury is a spacious home offering an open-plan kitchen and dining/family area, a separate living room and a study, in addition to an en-suite main bedroom, three further bedrooms and a family bathroom.

GROUND FLOOR

Kitchen/Dining/
Family Area

6125mm x 4804mm 20' 1" x 15' 9"

Living Room 5366mm x 3575mm 17' 7" x 11' 9"

Study 2803mm x 2486mm 9' 2" x 8' 2"

FIRST FLOOR

Bedroom 1 3798mm x 3166mm 12' 6" x 10' 5"

Bedroom 2 4715mm x 3432mm 15' 6" x 11' 3"

Bedroom 3 3816mm x 2762mm 12' 6" x 9' 1"

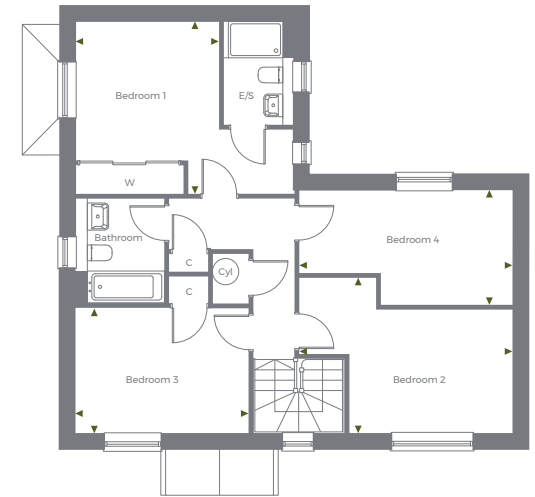
Bedroom 4 4715mm x 2533mm 15' 6" x 8' 4"

TOTAL AREA: 1509 SQ FT | 140.2 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



First Floor

WIMBORNE

4 BEDROOM HOME PLOT 27

The Wimborne is a delightful home offering a modern open-plan kitchen/dining/family area and utility, together with a study and separate living room. On the first floor you'll find an en-suite to the main bedroom, a second en-suite bedroom, two further bedrooms and a family bathroom.

GROUND FLOOR

Kitchen/Dining/
Family Area

9979mm x 3267mm 32' 9" x 10' 9"

Living Room 3554mm x 4439mm 11' 8" x 14' 7"

Study 3468mm x 2170mm 11' 5" x 7' 1"

FIRST FLOOR

Bedroom 1 3553mm x 4244mm 11' 8" x 13' 11"

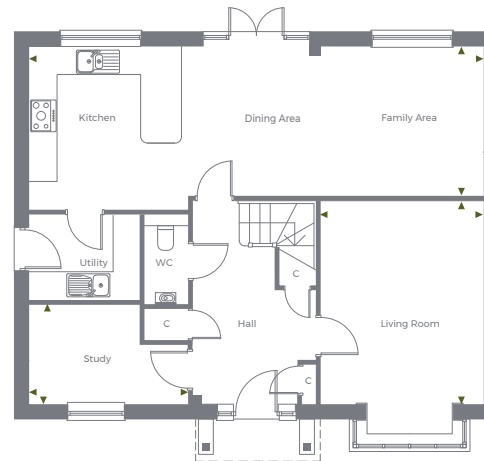
Bedroom 2 2936mm x 4399mm 9' 8" x 14' 5"

Bedroom 3 3952mm x 3472mm 12' 11" x 11' 5"

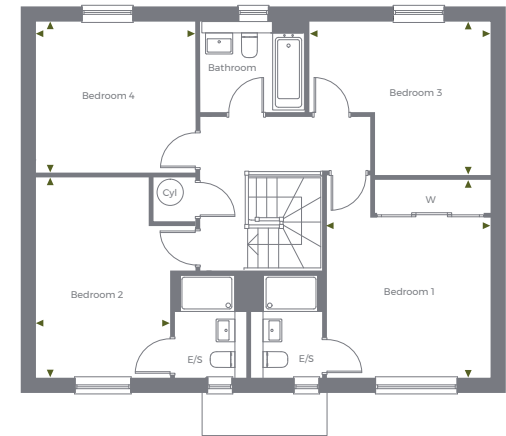
Bedroom 4 3478mm x 3317mm 11' 5" x 10' 11"

TOTAL AREA: 1682 SQ FT | 156 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



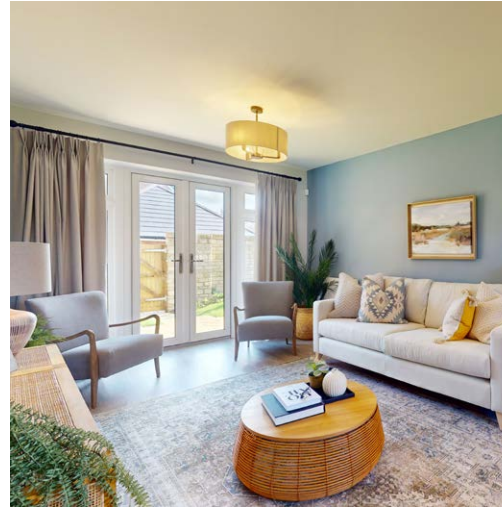
First Floor

LUXURY SPECIFICATION

With an emphasis on 21st-century living, each home has a contemporary specification to help you get the most out of every day, from the latest technologies accommodating at-home entertainment to modern, sustainable features thoughtful of the local environment and beyond.

Sustainable features at Lackham Place:

- Air source heat pump
- Electric car charger
- High levels of wall, floor and roof insulation
- A-rated appliances
- Dual flush mechanisms
- Low energy light fittings
- Bird & bat boxes where applicable
- Double glazing
- Fibre broadband to the premises



Images from previous Redcliffe show home.

KITCHEN & APPLIANCES

	Banbury & Wimborne	Axminster, Sherston, Lowden, Foxham & York
Superb choice of kitchens with soft close doors & drawers	✓	✓
Laminated worktops with upstands	✓	✓
Splashback - Glass	✓	✓
Built-in single oven brushed steel with 4 ring ceramic hob (60cm wide)		✓
Built-in double oven brushed steel with 4 ring ceramic hob (80cm wide)	✓	
Integrated fridge freezer & dishwasher	✓	

ELECTRICAL & PLUMBING

Air source heat pump & cylinder	✓	✓
Fibre Hub, Phone Point & Data Mod Surround downstairs in hall cupboard. Phone point in Living Room.	✓	✓
Mod surround Quadplexer with Satellite & Terrestrial TV points & separate Data point to Living Room	✓	✓
Data point to study (where applicable)	✓	
Shaver points to bathroom & en-suites	✓	✓
Front door light & rear patio light	✓	
Front door light only		✓
Downlighters to kitchen, utility, WC, bathroom, en-suite & where applicable	✓	✓
LED strip lighting to underside of all kitchen wall units	✓	✓
PIR lighting control with override switch to cloakroom	✓	✓
3 double sockets to all bedrooms	✓	✓
Electric car charger	✓	✓

DECORATION & JOINERY

	Banbury & Wimborne	Axminster, Sherston, Lowden, Foxham & York
Internal walls to be finished in matt emulsion 'white'	✓	✓
Internal woodwork to be finished in 'Satinwood white'	✓	✓

BATHROOM / CLOAKROOM / EN-SUITE

Roca sanitaryware in white	✓	✓
Ceramic wall tiles	✓	✓
Anthracite towel rail (To bathroom & en-suites only, where applicable)	✓	✓*
Roca vanity unit to cloakroom in gloss white	✓	✓
Roca vanity unit to bedroom 1 en-suite in gloss white	✓	

GARDEN

Rear garden - Graded and rotavated	✓	✓
Outside tap	✓	✓

SAFETY & SECURITY

Smoke & heat detector	✓	✓
Smoke alarms to hall & landing	✓	✓
Composite front door with 3 point locking system	✓	✓

* Radiator to main bathroom in York



“

A combination of desirable homes and idyllic locations brought to life with elegant design and high quality craftsmanship.

”



INDULGE YOURSELF

THE CHOICE IS YOURS

QUALITY ASSURANCE

MAKING YOUR MOVE TO A REDCLIFFE HOME AS SMOOTH AS POSSIBLE

We know this is one of the most important investments you will make, so every home at Lackham Place is individually designed with you in mind. Our team of architects, builders and craftspeople are dedicated to finessing the small details to create a high-quality home that truly reflects your ideal lifestyle. Our contemporary homes combine innovation and technology with traditional features, all finished to the highest standard. And we're here to help you personalise the important details, such as your kitchen, tiles and other finishes*.

The result is a sustainable, sophisticated home that's made perfectly for you.

*Subject to build stage

Redcliffe Homes has been synonymous with creating desirable homes for over forty years and we take great pride in providing you with your dream home. From the first time you visit us to the day you move in, we aim to provide you with a first class service dedicated towards helping you settle into your new home. We involve our customers at every possible opportunity. You will be invited to a Home Demonstration which provides a valuable opportunity for you to understand the functional aspects of your new home and to ask any questions or resolve any queries you may have.

On your move-in day your dedicated Sales Advisor will be there to ensure that the move-in is as smooth as possible. Once you have settled in, our Quality Assurance team will contact you to ensure you are delighted with your new home, and any 'niggles' dealt with quickly and without fuss. A comprehensive information pack is provided with details of all the working instructions of your new home and we are always at the end of the phone to help. The 10 year LABC warranty provides further peace of mind part of which Redcliffe offers a 2 year warranty after legal completion.





LACKHAM PLACE

ROWDEN PARK GARDEN VILLAGE

TRAVEL TIMES & DISTANCES

BY ROAD TO:

(from Lackham Place)

Chippenham Train Station - 1.3 miles

Bath - 12.4 miles

Lacock - 2.6 miles

Castle Combe - 7.2 miles

Bristol Airport - 38.2 miles

BY RAIL TO:

(from Chippenham Train Station)

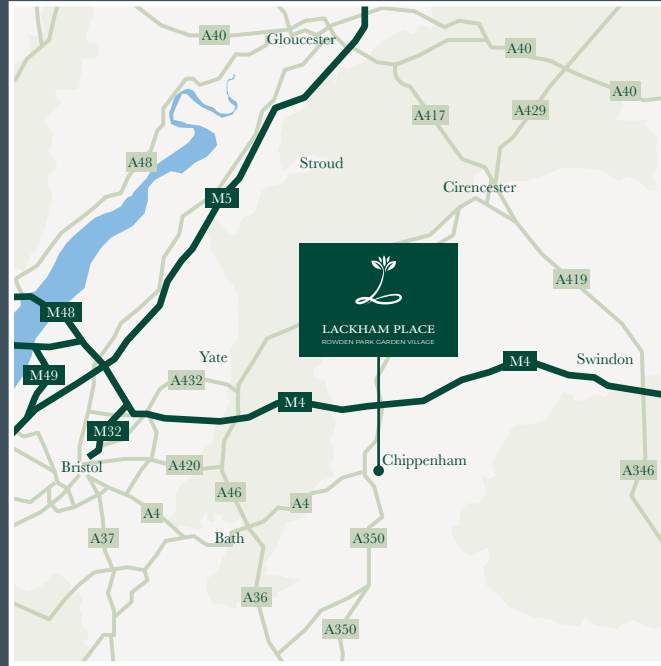
Bath Spa - 10 mins

Bristol Temple Meads - 25 mins

Swindon - 12 mins

Reading - 44 mins

London Paddington - 75 mins



Area Map



Local Map

Postcode for sat nav, please use: SN15 2NU

All travel times and distances are approximate and are courtesy of [googlemaps.co.uk](https://www.google.com/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk)

 [redcliffehomes.co.uk](https://www.redcliffehomes.co.uk)

 01249 470 605

Redcliffe
HOMES