

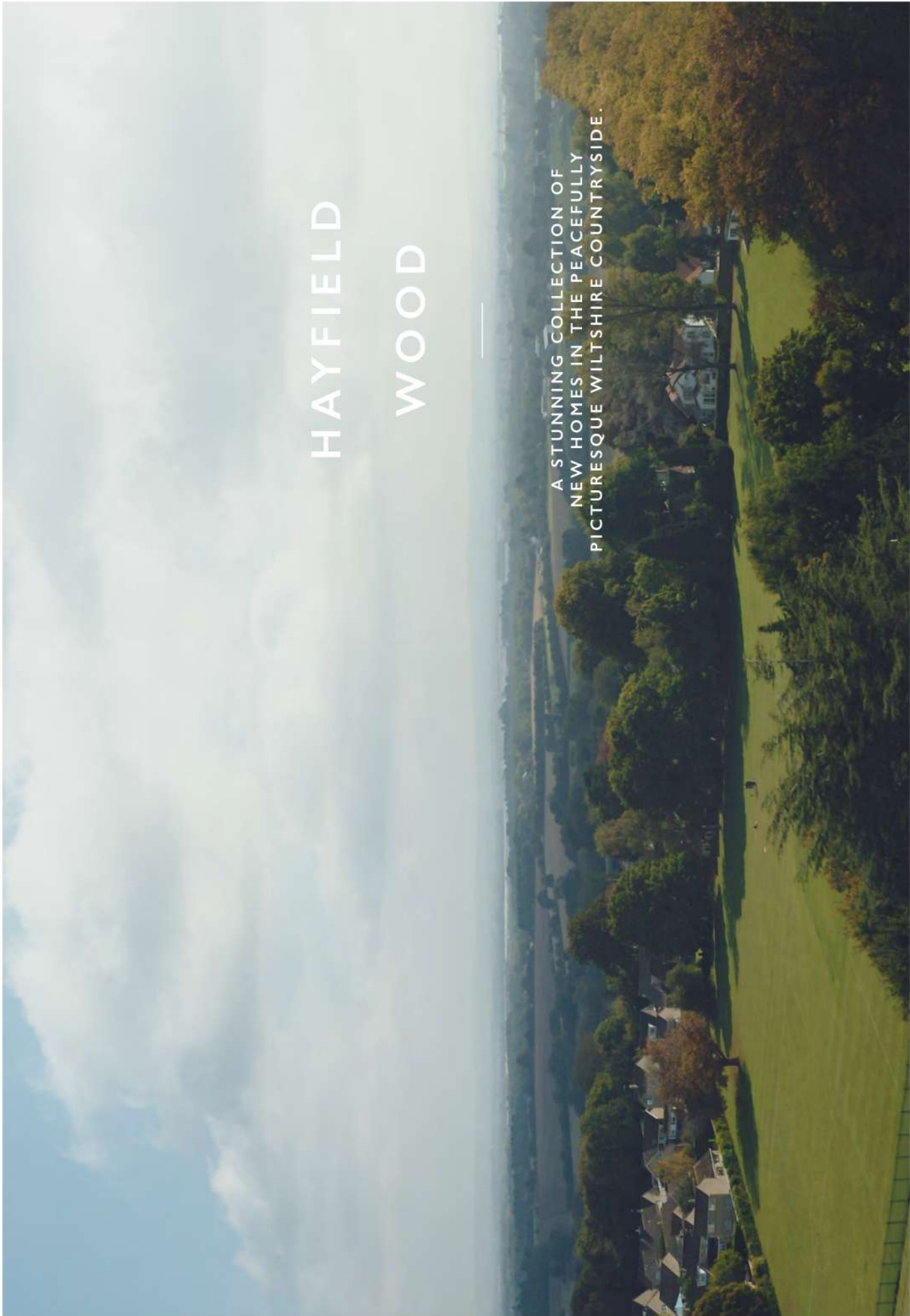
H  
HAYFIELD

HAYFIELD  
WOOD

BROAD BLUNSDON  
WILTSHIRE

# HAYFIELD WOOD

A STUNNING COLLECTION OF  
NEW HOMES IN THE PEACEFULLY  
PICTURESQUE WILTSHIRE COUNTRYSIDE.



HAYFIELD

# THINKING DIFFERENTLY

SINCE 2015



"We are immensely proud to be bringing this remarkable collection of new homes to the market, each displaying the meticulous craftsmanship and premium quality for which Hayfield is synonymous for.

In the idyllic village of Broad Blunsdon, residents are sure to enjoy everything that Hayfield Wood has to offer. We look forward to welcoming you so you can see for yourself what sets us apart from the competition."

A handwritten signature in blue ink, appearing to read 'Mark Booth'. The signature is stylized with a large, sweeping flourish at the end.

**MARK BOOTH**  
CO-FOUNDER &  
MANAGING DIRECTOR

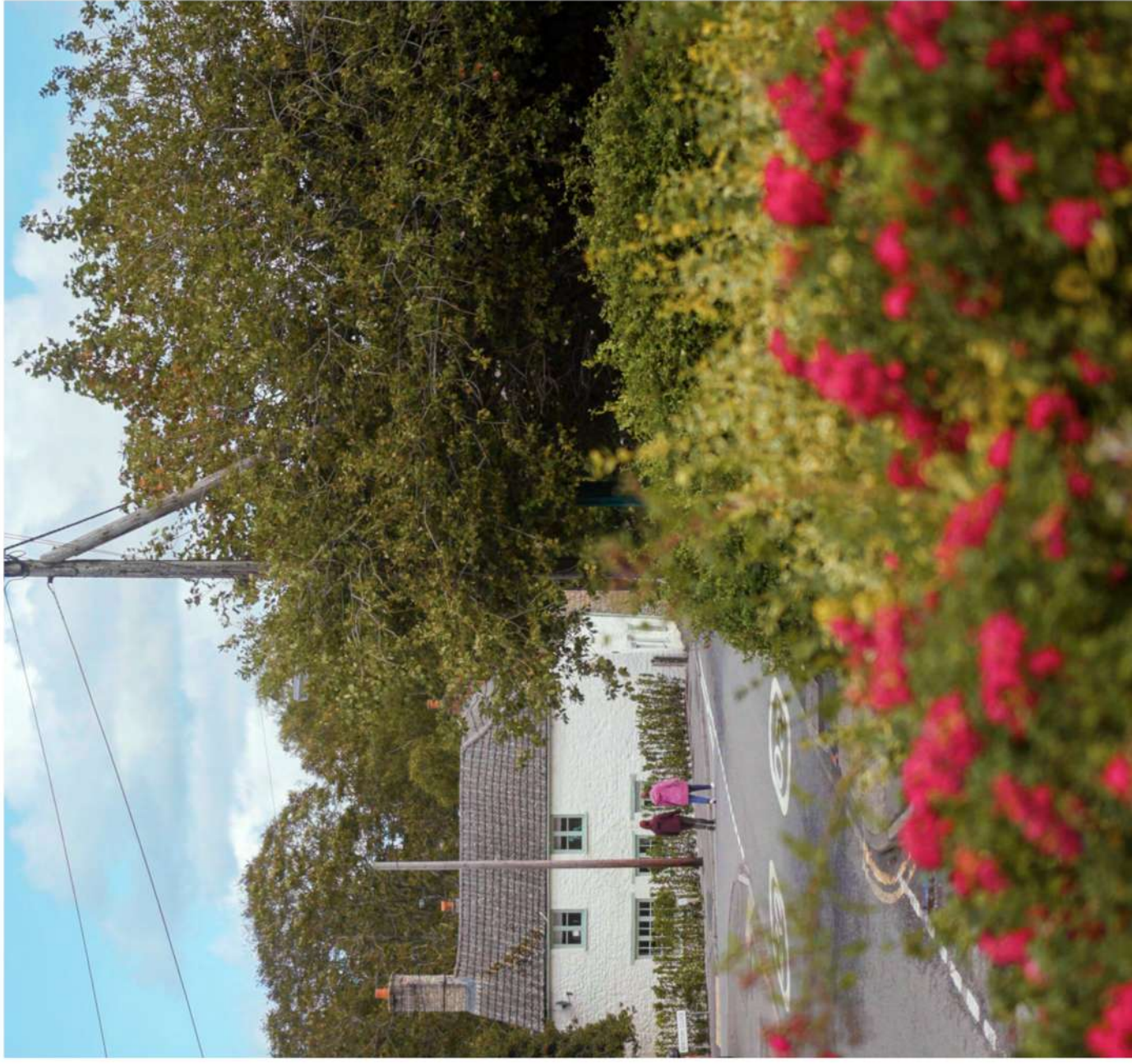
# A HAYFIELD WAY OF LIFE

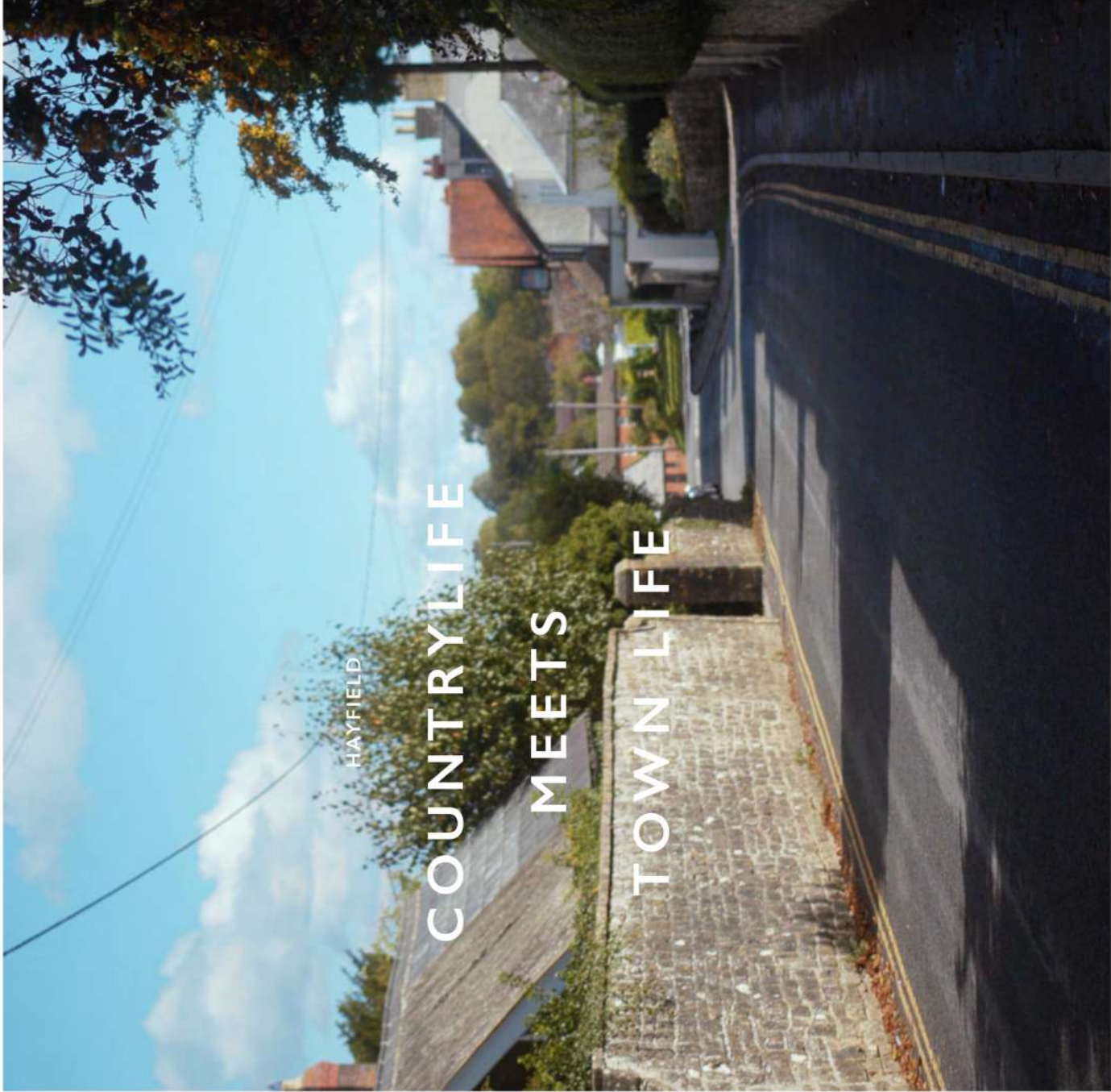
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Set in spacious rural surroundings, this exceptional development is located in the historic village of Broad Blunsdon, while the large bustling town of Swindon is just over 5 miles away.

Hayfield is delivering 70 charming new residences along with a new community shop and cafe to this traditional village, which is highly popular due to its array of local amenities, sporting venues and transport links. Within a short walk of Hayfield Wood is the Village Hall, local pubs, a doctors' surgery, Blunsdon House Hotel - which has a gym and spa - a village shop, recreation ground and sports pavilion, primary school, and the 13th Century St Leonard's Church.

Other attractions on the doorstep include the David Lloyd Racquets, Swimming and Fitness Centre, Swindon Greyhound Stadium and Blunsdon Railway Station, which is a steam train heritage centre.





# H

The neighbouring market town of Highworth features an array of local amenities, including Bloomfields Fine Foods delicatessen and a renowned butcher. There is also a wide range of supermarkets within a 10-minute drive, including Marks & Spencer at the Orbital Shopping Park in Priory Vale, a Morrisons located in Haydon Wick, and a Sainsbury's just two junctions along the A419.

The local area presents a choice of primary and secondary schools rated 'Good' or 'Outstanding' by Ofsted. There are also nearby independent preparatory schools catering for children aged 3-19.

Combining a great range of large town amenities and some striking architecture, Swindon is popular with locals and visitors alike. Shopping at the McArthur Glen Designer Outlet, visiting the 18th Century Lydiard Park Country House and Estate, or the Coate Water Country Park, are all within a 15-20 minute drive from Hayfield Wood. Swindon also boasts leisure parks, hospitals and within the Old Town district, there is a vibrant pedestrianised high street with various eateries, bars and shops.

For travel for business or pleasure, Swindon Train Station is approximately 15 minutes away by car and you can arrive at London Paddington in 49 minutes, or Oxford in 32 minutes. Cirencester is less than 20 minutes away via the A419, while the nearby M4 motorway makes travelling to Bath, Bristol, Stroud, Reading or Gloucester quick and straightforward. Broad Blunsdon benefits from a regular bus route into Swindon town, which stops at the nearby primary and secondary schools.

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HAYFIELD

# BE INSPIRED TO EXPLORE

# H

Broad Blunsdon offers a quintessential Wiltshire lifestyle, being located between two Areas of Outstanding Natural Beauty: The Cotswolds and the North Wessex Downs. Whether you set off on foot, or via a drive out, Hayfield Wood is the perfect base to explore the great outdoors. Locally, you can explore Seven Fields Nature Reserve, perfect for a stroll taking in over 100 acres of land, rich with wildlife and stunning wildflower meadows.

Slightly further afield lies some of England's most beautiful and idyllic countryside. The picture postcard villages and rolling hills of The Cotswolds are approximately 30 minutes north, for activities including walking, cycling and horse riding. The North Wessex Downs are just under 30 minutes south, features beautiful woodland and meandering chalk streams.

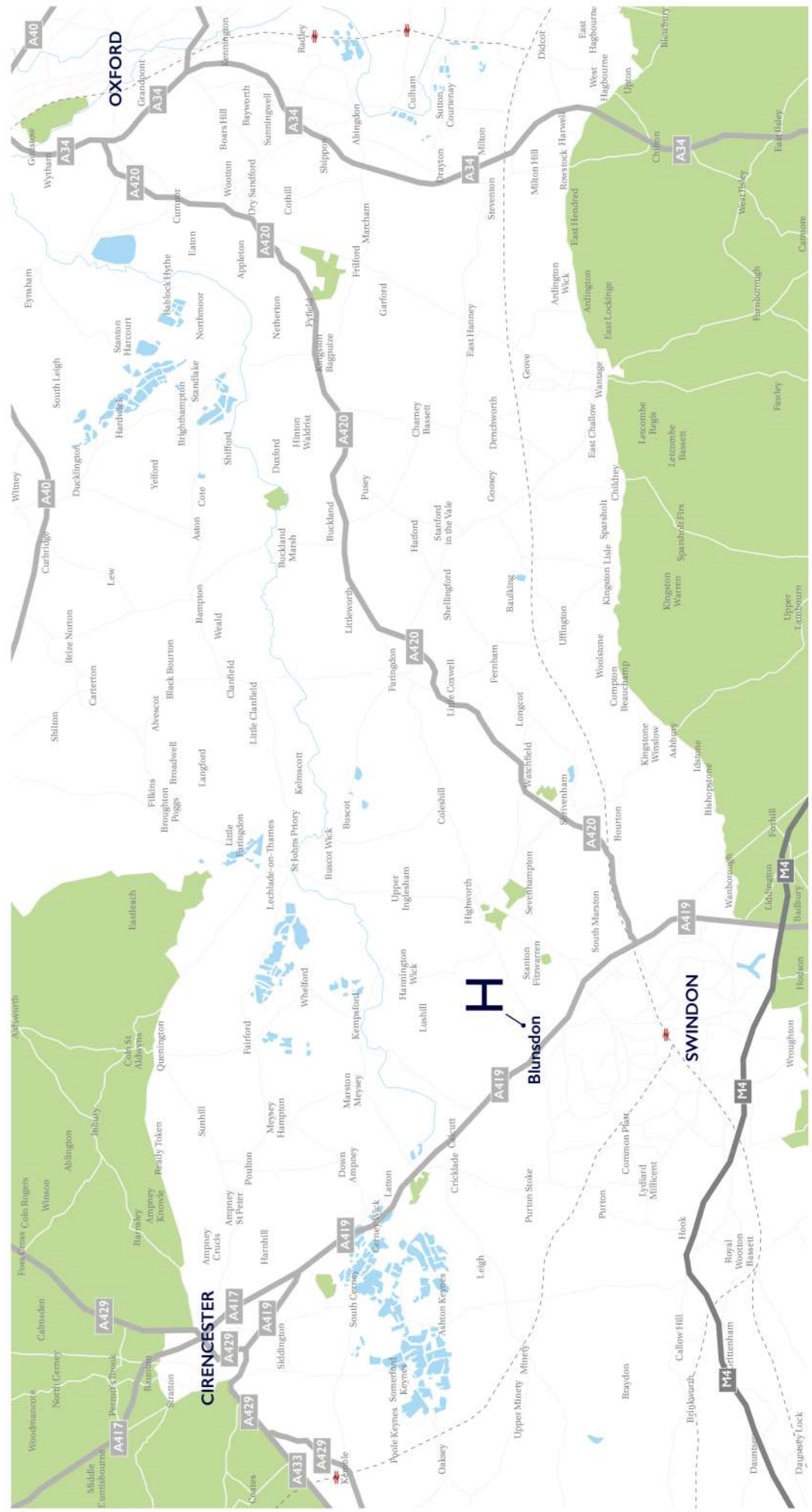
17 miles west of Blunsdon lies Abbey House and Gardens; a historic five-acre site with breathtaking formal gardens and evidence of an Iron Age fort. This prestigious attraction hosts events such as art exhibitions and outdoor yoga classes held in the gardens.

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# HAYFIELD WOOD

SAMS LANE  
 BROAD BLUNSDON  
 WILTSHIRE  
 SN26 7AZ

- St Leonard's Primary School ..... 0.1 miles
- St Leonard's Church ..... 0.2 miles
- Blunsdon Village Hall ..... 0.2 miles
- Blunsdon Surgery ..... 0.3 miles
- Heart in Hand pub ..... 0.4 miles
- Blunsdon House Hotel and Fitness+ Centre ..... 0.6 miles
- Cold Harbour pub ..... 0.7 miles
- Swindon Greyhounds Stadium ..... 1.1 miles
- Highworth ..... 3.4 miles
- Swindon Town Center ..... 5.4 miles
- Cirencester ..... 14 miles
- Oxford ..... 29 miles
- A419 ..... 0.7 miles
- A420 ..... 4.5 miles
- M4 ..... 8 miles



# H

## EXCLUSIVELY YOURS

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Hayfield Wood is a fine collection of high specification new homes featuring two to five-bedrooms, carefully constructed in traditional stone and brick, arranged around a large area of Public Open Space, balancing ponds and landscaping features.

The name for the scheme is inspired by the array of mature trees that are being retained and incorporated within the expansive 16-acre development area. The idyllic location is also reflected in the stylistic aspects of each individual home design, creating calming and enticing spaces.

There is a wide range of detached, semi-detached and terraced homes to choose from at Hayfield Wood, each crafted with thoughtful attention to detail. With aspects including private parking, landscaped front gardens and private rear gardens, Hayfield's multi award-winning design and quality shines through.

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# ARRANGEMENT OF HOMES

## THE NAPTON

2 Bedroom bungalow  
Homes 62 & 63

## THE COTHERIDGE

2 Bedroom bungalow  
Homes 53, 54 & 61

## THE BUCKLAND

3 Bedroom house  
Homes 49, 50 & 51

## THE HAWFORD

3 Bedroom house  
Homes 5, 15, 27, 38 & 48

## THE AVON

3 Bedroom house  
Homes 26, 44, 55, 56 & 69

## THE SHOTTESWELL

4 bedroom house  
Homes 22 & 32

## THE HARCOURT

4 bedroom house  
Homes 4, 24, 25, 36, 37, 59, 60, 66 & 70

## THE RADLEY

4 bedroom house  
Homes 2, 14, 16, 23, 33, 35, 45 & 67

## THE BOURTON

5 bedroom house  
Homes 3, 17, 21, 34, 52 & 68

## THE HANWELL

5 bedroom house  
Homes 1, 18, 19, 20, 64 & 65

Homes 6, 7, 8, 9, 10, 11, 12, 13, 28, 29, 30, 31, 39, 40, 41, 42, 43, 46, 47, 57 and 58 are affordable housing



HAYFIELD

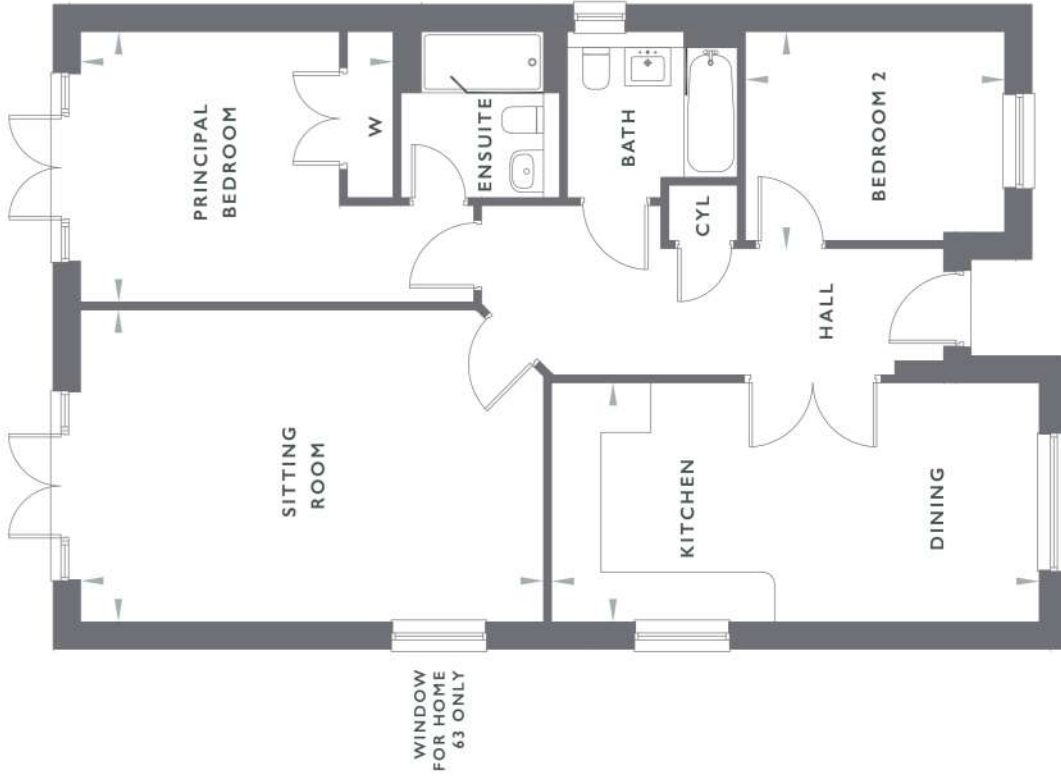
# THE NAPTON

2 BEDROOM BUNGALOW



# THE NAPTON

2 BEDROOM BUNGALOW  
HOMES 62 & 63 (62 IS HANDED)



## GROUND FLOOR

Sitting Room	6.05m x 4.08m	19' 10" x 13' 4"
Kitchen/Dining	6.38m x 3.13m	20' 11" x 10' 3"
Principal Bedroom	4.09m x 3.54m	13' 5" x 11' 7"
Bedroom 2	3.40m x 2.86m	11' 1" x 9' 4"

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HAYFIELD

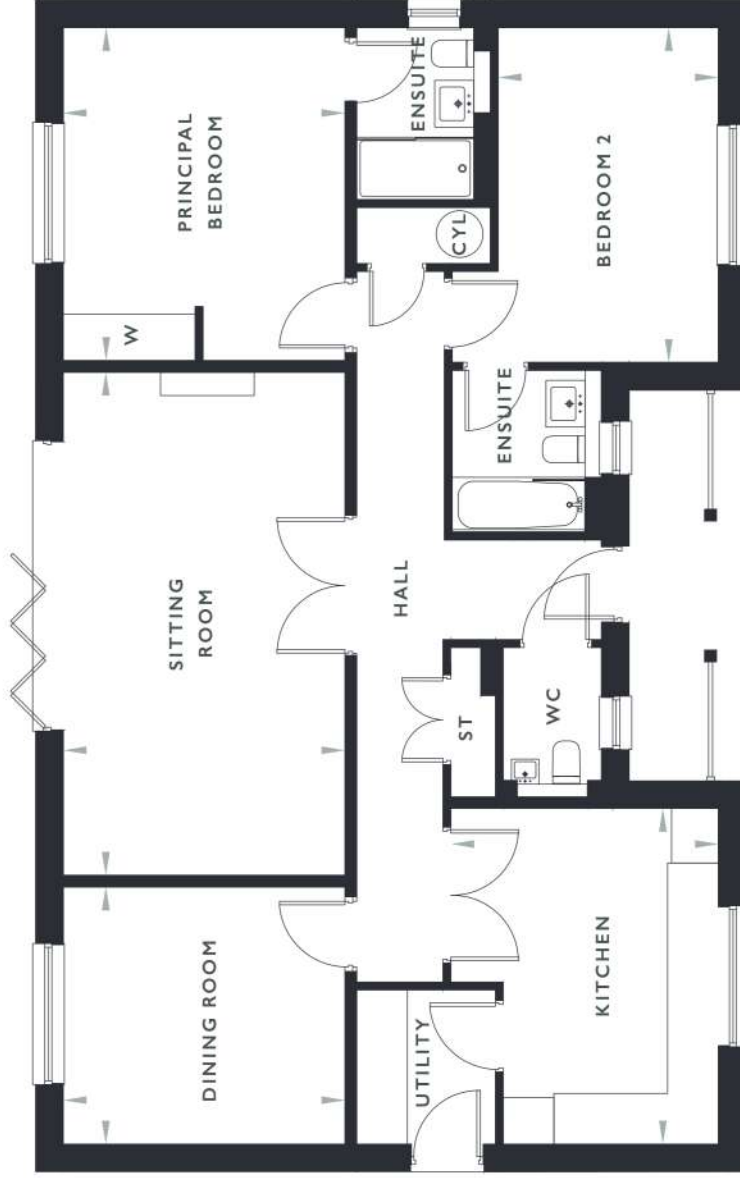
# THE COTHERIDGE

2 BEDROOM BUNGALOW



# THE COTHERIDGE

2 BEDROOM BUNGALOW  
HOMES 53, 54 & 61 (53 HANDED)



## GROUND FLOOR

Sitting Room	3.61m x 6.45m	11' 10" x 21' 1"
Kitchen	3.43m x 4.30m	11' 3" x 14' 1"
Dining Room	3.61m x 3.30m	11' 10" x 10' 9"
Principal Bedroom	3.61m x 4.27m	11' 10" x 14' 0"
Bedroom 2	2.82m x 4.29m	9' 3" x 14' 1"

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# THE BUCKLAND

3 BEDROOM HOUSE



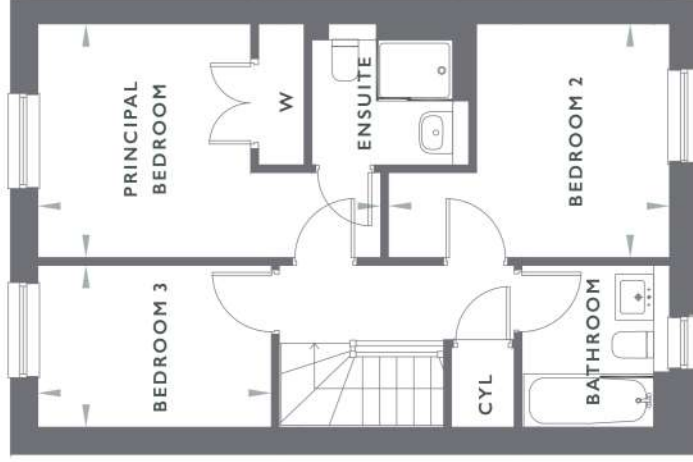
# THE BUCKLAND

3 BEDROOM HOUSE  
HOMES 49, 50 & 51 (49 IS HANDED)



## GROUND FLOOR

Sitting Room	4.10m x 2.79m	13' 5" x 9' 1"
Kitchen/Family	4.07m x 5.29m	13' 4" x 17' 4"



## FIRST FLOOR

Principal Bedroom	4.49m x 3.06m	14' 8" x 10' 0"
Bedroom 2	3.68m x 3.06m	12' 1" x 10' 0"
Bedroom 3	3.06m x 2.12m	10' 0" x 6' 11"

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HAYFIELD

# THE HAWFORD

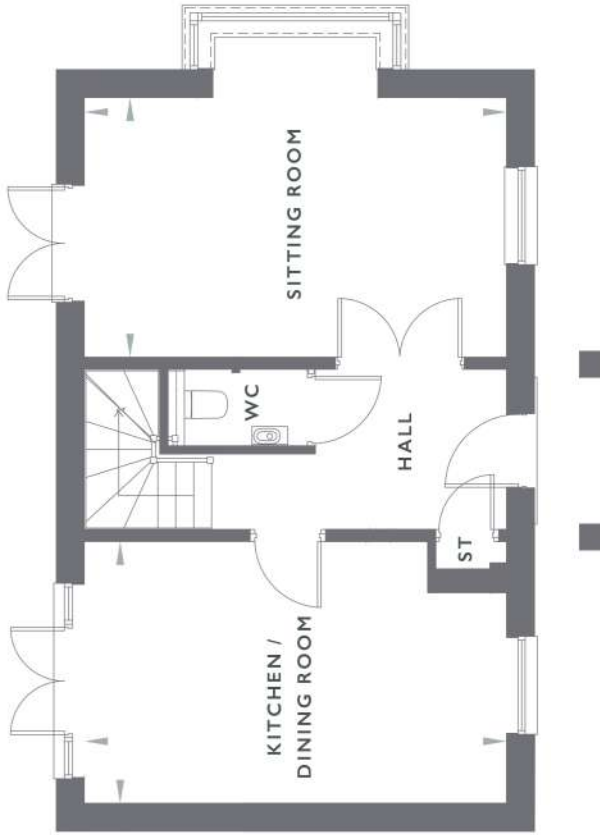
3 BEDROOM HOUSE





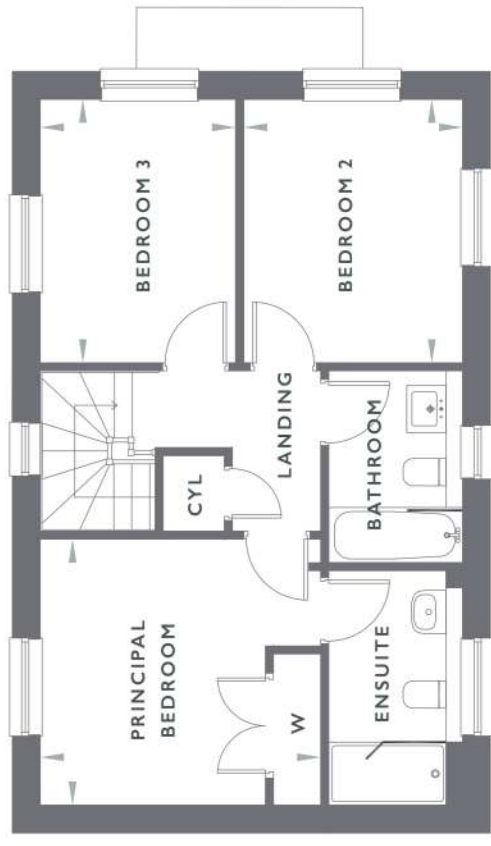
# THE HAWFORD I

3 BEDROOM HOUSE  
HOMES 15, 27 & 48 (48 IS HANDED)



## GROUND FLOOR

Sitting Room	5.36m x 3.30m	17' 7" x 10' 10"
Kitchen/Dining Room	5.36m x 3.33m	17' 7" x 10' 11"



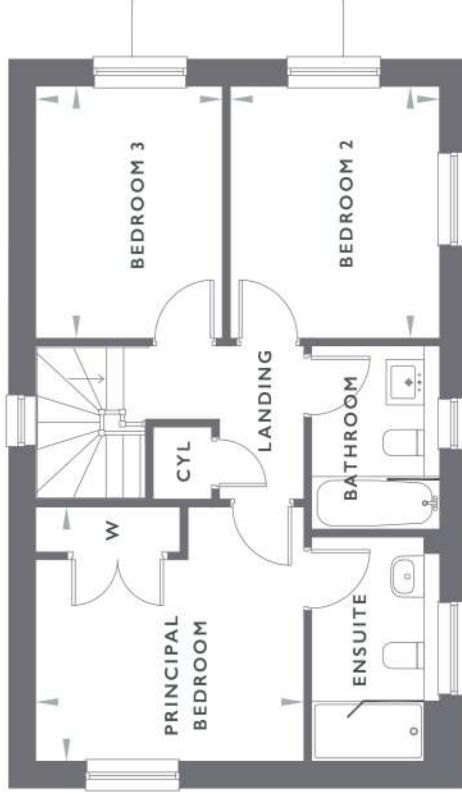
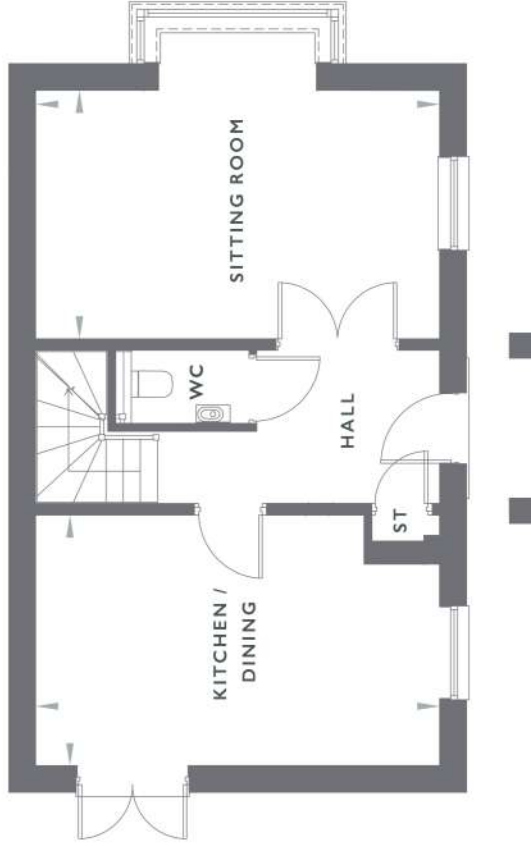
## FIRST FLOOR

Principal Bedroom	3.56m x 3.38m	11' 8" x 11' 1"
Bedroom 2	2.78m x 3.35m	9' 1" x 11' 0"
Bedroom 3	2.48m x 3.35m	8' 1" x 11' 0"

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# THE HAWFORD II

3 BEDROOM HOUSE  
5 & 38 (38 IS HANDED)



## GROUND FLOOR

Sitting Room	5.36m x 3.30m	17' 7" x 10' 10"
Kitchen/Dining Room	5.36m x 3.33m	17' 7" x 10' 11"

## FIRST FLOOR

Principal Bedroom	3.56m x 3.38m	11' 8" x 11' 1"
Bedroom 2	2.78m x 3.35m	9' 1" x 11' 0"
Bedroom 3	2.48m x 3.35m	8' 1" x 11' 0"

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HAYFIELD

# THE AVON

3 BEDROOM HOUSE

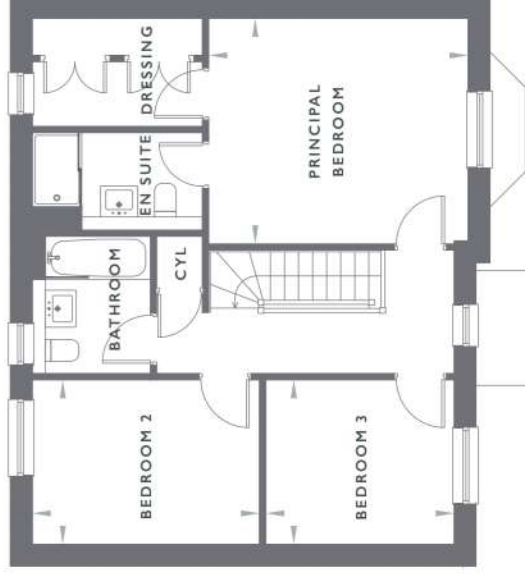


# THE AVON

## 3 BEDROOM HOUSE HOMES 26, 44, 55, 56 & 69 (56 IS HANDED)



HOME 55 ONLY



### GROUND FLOOR

Sitting Room	4.28m x 3.60m	14' 0" x 11' 9"
Kitchen/Family/ Dining Room	3.97m x 8.51m	13' 0" x 27' 10"

### FIRST FLOOR

Principal Bedroom	4.20m x 3.65m	13' 9" x 11' 11"
Bedroom 2	3.67m x 2.66m	12' 0" x 8' 9"
Bedroom 3	3.05m x 2.66m	10' 0" x 8' 9"

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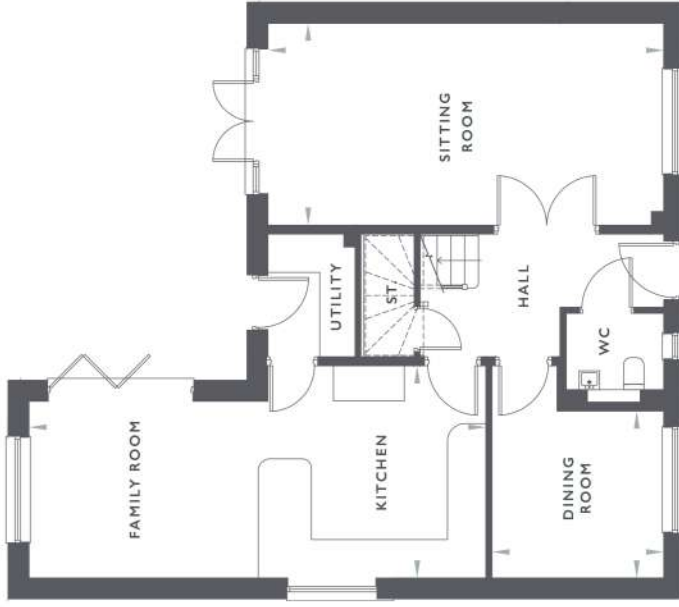
# THE SHOTTESWELL

4 BEDROOM HOUSE



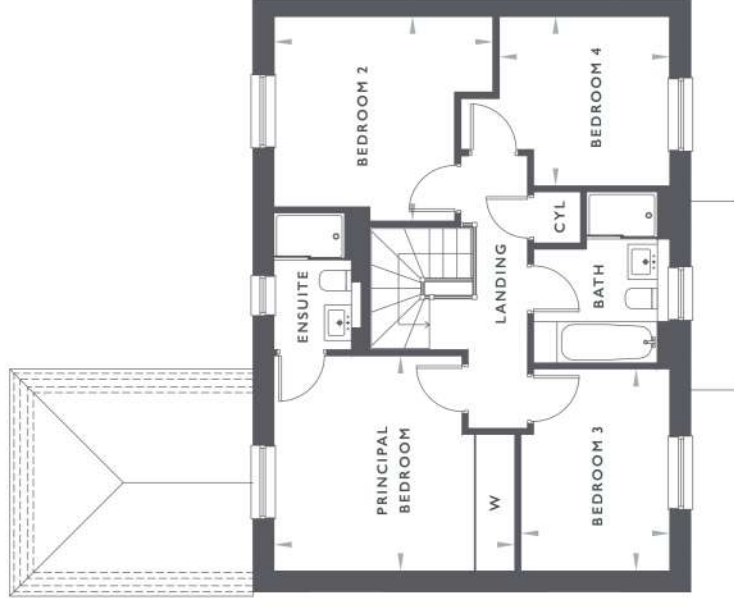
# THE SHOTTESWELL

## 4 BEDROOM HOUSE HOMES 22 & 32



### GROUND FLOOR

Sitting Room	6.71m x 3.43m	22' 0" x 11' 3"
Kitchen/Family Dining Room	7.74m x 3.60m	25' 4" x 11' 9"
	2.92m x 2.83m	9' 7" x 9' 3"



### FIRST FLOOR

Principal Bedroom	4.08m x 3.65m	13' 4" x 11' 11"
Bedroom 2	3.71m x 3.48m	12' 2" x 11' 5"
Bedroom 3	2.53m x 3.43m	8' 3" x 11' 3"
Bedroom 4	2.89m x 2.88m	9' 6" x 9' 5"

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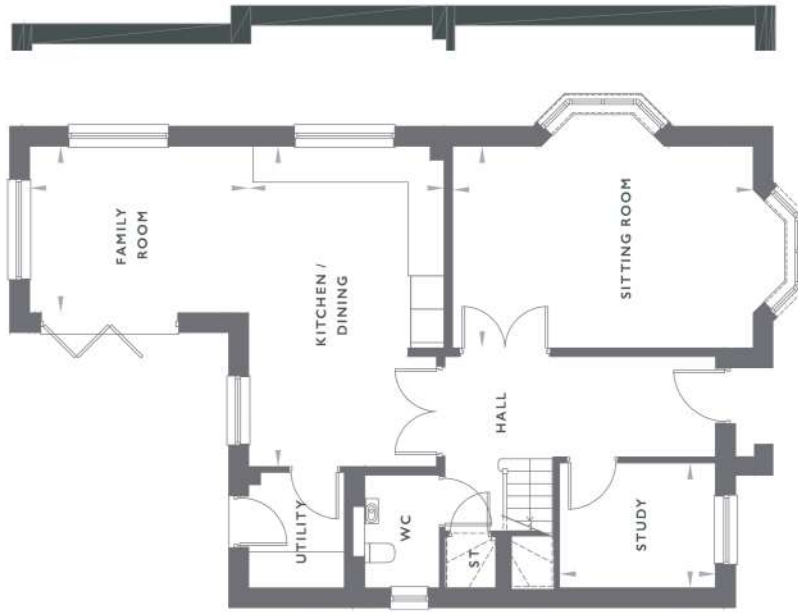
# THE HARCOURT

4 BEDROOM HOUSE



# THE HARCOURT

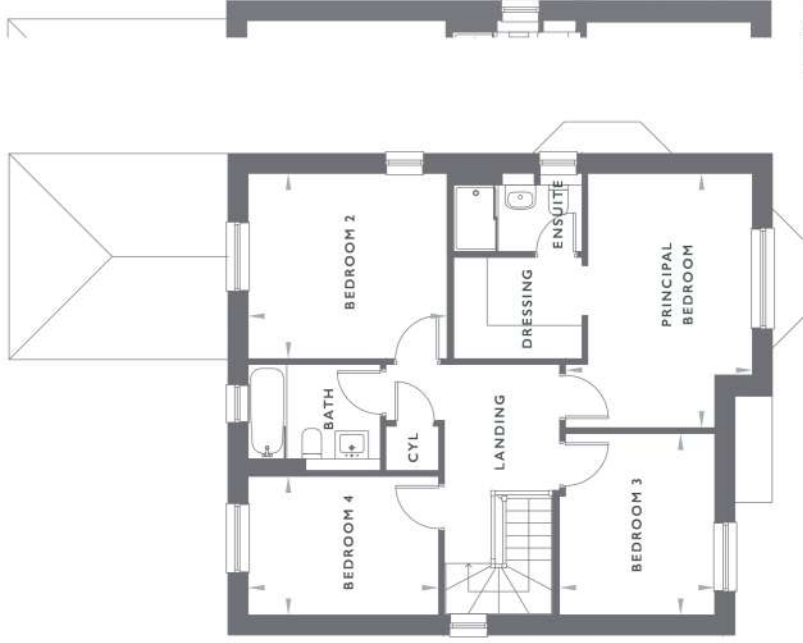
4 BEDROOM HOUSE  
 HOMES 4, 24, 25, 36, 37, 59, 60, 66 & 70 (4, 59, 60 & 70 ARE HANDED)



HOMES 4, 24, 36  
 4, 59, 60 & 70 ONLY

## GROUND FLOOR

Sitting Room	5.40m x 3.60m	17' 8" x 11' 9"
Kitchen/Dining	3.52m x 5.76m	11' 6" x 18' 11"
Family Room	3.94m x 3.00m	12' 11" x 9' 10"
Study	2.86m x 2.25m	9' 4" x 7' 5"



HOMES 4, 24, 36  
 4, 59, 60 & 70 ONLY

## FIRST FLOOR

Principal Bedroom	2.98m x 4.63m	9' 9" x 15' 2"
Bedroom 2	3.59m x 3.15m	11' 9" x 10' 4"
Bedroom 3	2.85m x 3.22m	9' 4" x 10' 6"
Bedroom 4	3.43m x 2.50m	11' 3" x 8' 2"

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HAYFIELD

# THE RADLEY

4 BEDROOM HOUSE



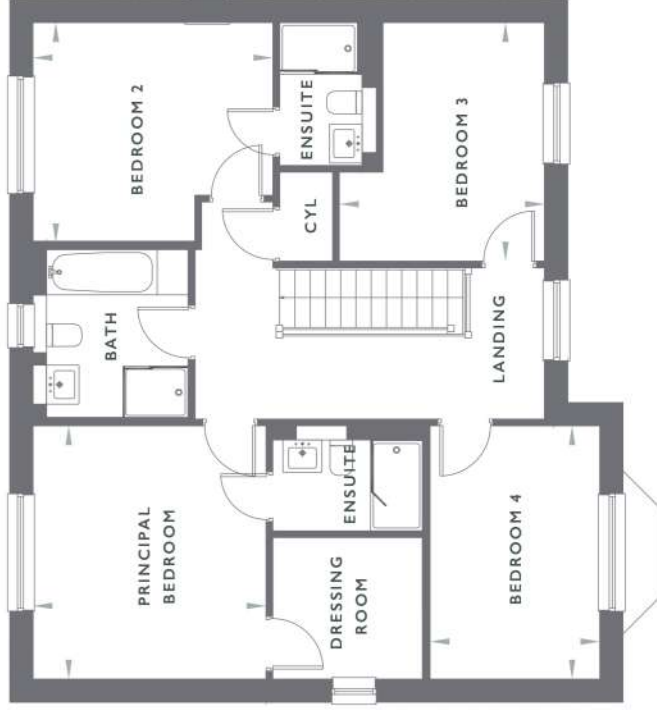
# THE RADLEY

## 4 BEDROOM HOUSE HOMES 2, 14, 16, 23, 33, 35, 45 & 67 (2, 14, 23, 33 & 35 ARE HANDED)



### GROUND FLOOR

Sitting Room	5.68m x 3.90m	18' 7" x 12' 9"
Kitchen/Family	7.86m x 3.62m	25' 9" x 11' 10"
Study/ Dining Room	2.92m x 3.90m	9' 7" x 12' 9"



### FIRST FLOOR

Principal Bedroom	3.59m x 3.90m	11' 9" x 12' 9"
Bedroom 2	3.69m x 3.39m	12' 1" x 11' 1"
Bedroom 3	3.15m x 3.67m	10' 4" x 12' 0"
Bedroom 4	2.61m x 3.90m	8' 7" x 12' 9"

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HAYFIELD

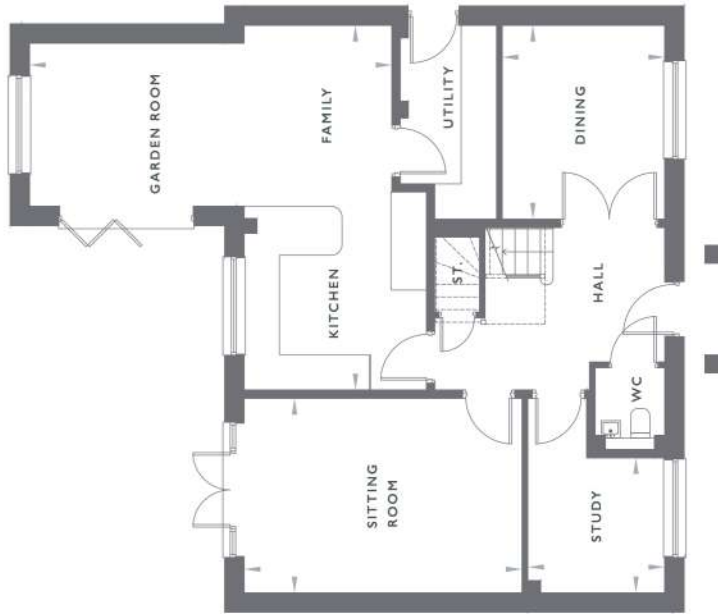
# THE BOURTON

5 BEDROOM HOUSE



# THE BOURTON

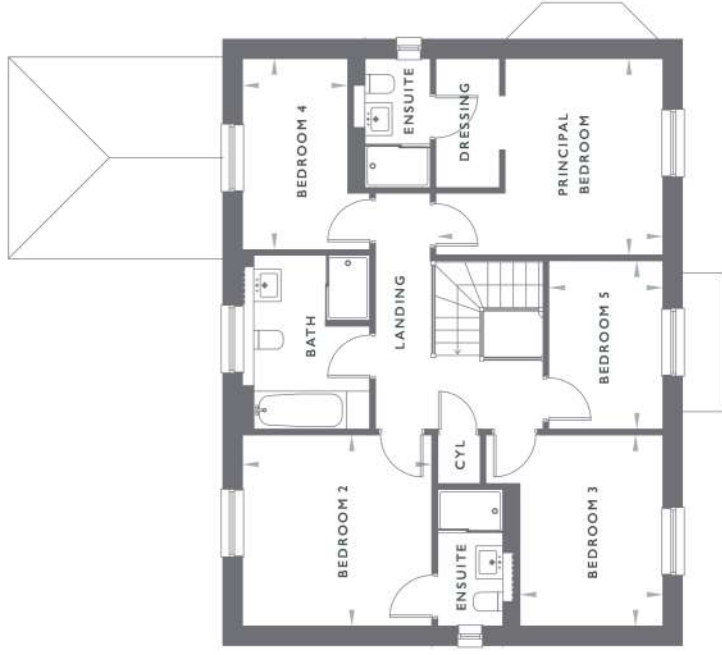
5 BEDROOM HOUSE  
HOMES 3, 17, 21, 34, 52 & 68 (17, 34 & 68 ARE HANDED)



HOMES 21, 52, 68 ONLY

## GROUND FLOOR

Sitting Room	5.10m x 3.57m	16' 9" x 11' 8"
Kitchen/Family	6.65m x 6.70m	21' 9" x 21' 11"
Study	2.52m x 2.48m	8' 3" x 8' 2"
Dining	2.99m x 3.56m	9' 9" x 11' 8"



## FIRST FLOOR

Principal Bedroom	4.17m x 3.61m	13' 8" x 11' 10"
Bedroom 2	3.48m x 3.51m	11' 5" x 11' 6"
Bedroom 3	2.63m x 3.51m	8' 7" x 11' 6"
Bedroom 4	1.94m x 3.51m	6' 4" x 11' 6"
Bedroom 5	2.10m x 3.10m	6' 11" x 10' 2"

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HAYFIELD

# THE HANWELL

5 BEDROOM HOUSE



# THE HANWELL

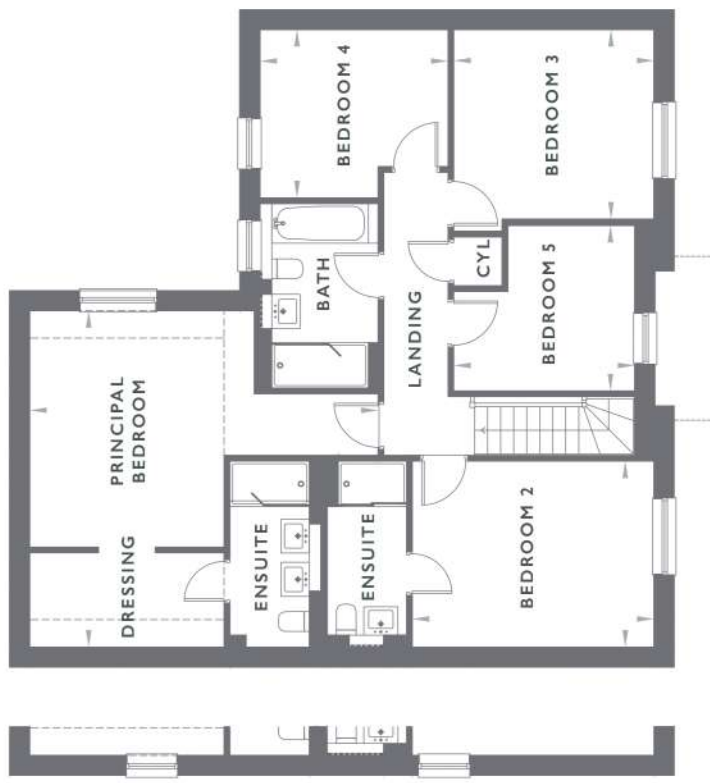
5 BEDROOM HOUSE  
HOMES 1, 18, 19, 20, 64 & 65 (1, 19, 20 & 64 ARE HANDED)



HOMES 1, 19, 20 ONLY

## GROUND FLOOR

Sitting Room	6.93m x 3.90m	22' 9" x 12' 9"
Kitchen/Breakfast	6.41m x 5.92m	21' 0" x 19' 5"
Dining Room	4.42m x 3.22m	14' 6" x 10' 7"



HOMES 1, 19, 20 ONLY

## FIRST FLOOR

Principal Bedroom	6.13m x 5.92m	20' 1" x 19' 5"
Bedroom 2	4.25m x 3.27m	13' 11" x 10' 9"
Bedroom 3	3.52m x 3.34m	11' 6" x 10' 11"
Bedroom 4	3.31m x 2.96m	10' 10" x 9' 8"
Bedroom 5	3.19m x 2.91m	10' 5" x 9' 6"

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# THE ART OF HOMEMAKING

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Each home at Hayfield Wood has thoughtful interiors, carefully considered to enhance space and light, whilst ensuring residents have only the best fixtures, fittings and appliances. In addition to being visually attractive, cost-saving technologies maximise efficiency and sustainability, keeping running costs to a minimum.

## KITCHENS

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The kitchens and utility rooms are equipped with a range of wall and floor cabinets from Manor Interiors. An excellent range of colours and handles will be available to customise your property (subject to build stage).

Silestone worktops, upstands and splashbacks to the Napton, Cotheridge, Shotteswell, Harcourt, Radley, Bourton and Hanwell homes.

Laminate worktops and upstands with glass splashbacks to the Buckland, Hawford and Avon homes.

Fully integrated luxury Bosch appliances to all homes, including a multi-functional single oven, induction hob, integrated dishwasher and integrated fridge freezer.

The Napton, Cotheridge, Shotteswell, Harcourt, Radley, Bourton and Hanwell homes will be fitted with an additional oven with microwave function.

Minoli floor tiles to the kitchen/dining, utility, cloakroom, hall and store under stairs of the Cotheridge, Shotteswell, Harcourt, Radley, Bourton and Hanwell homes. Karndean flooring to the kitchen/dining, utility, cloakroom, hall and store under stairs to the Napton, Buckland, Hawford and Avon homes.

Bi-fold doors to the kitchen/family/garden room fitted to the Cotheridge, Avon, Shotteswell, Harcourt, Radley, Bourton and Hanwell homes.

## BATHROOMS & EN SUITES

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Contemporary white Laufen bathroom suites with chrome fittings and chrome towel rails to the Cotheridge, Shotteswell, Harcourt, Radley, Bourton and Hanwell homes. Contemporary white ROCA bathroom suites with chrome fittings and white towel rails to the Napton, Buckland, Hawford and Avon homes.

Mirror with shaver socket to be provided to bathrooms and ensuites.

Minoli wall and floor tiles to bathrooms and ensuites of the Cotheridge, Shotteswell, Harcourt, Radley, Bourton and Hanwell homes.

Karndean flooring to the Napton, Buckland, Hawford and Avon homes.

A mixture of wall mounted mirrored vanity units to bathrooms and principal ensuites of all homes. (Please refer to the Sales Advisors' working drawings).





## INTERNAL FEATURES

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Underfloor heating to the ground floor and conventional radiators to all homes.

Fitted wardrobes to the principal bedroom of the Cotheridge, Shotteswell, Harcourt, Radley, Bourton and Hanwell homes. Built-in wardrobes to the principal bedroom of the Napton, Buckland, Hawford and Avon homes.

Improved sound performance construction to the dedicated study or smallest bedroom.

Glazed internal doors to ground floor rooms where applicable.

Heritage matt bronze ironmongery and hinges.

Farrow & Ball paint to woodwork in Hall, Stairs and Landing.

## ELECTRICAL & MULTIMEDIA

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Ring Doorbell to all dwellings.

Chrome electrical accessories to all ground floor rooms and white electrical accessories to first floor rooms. Heritage matt bronze electrical accessories to hall, stairs and landing.

White downlights to kitchen, dining, sitting room, hall, bathroom and en-suite and pendant lighting to remaining rooms. LED feature lighting to Lounge, Bathroom or Ensuite (please refer to Sales Advisors' working drawings).

Homes wired for Sky & Freeview TV distribution.

Double glazed UPVC windows with multi-point locking system to all homes.

## EXTERNAL FEATURES

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Turf to front gardens, with feature planting and turf to the rear gardens.

Power to garages where possible.

Closeboard fencing and respective access gate to each home.

Electric vehicle charging points to all homes.

## AFTERCARE

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Hayfield has a dedicated Customer Care Department providing peace of mind for two years after you move into the property. Each home also comes with a 10-year NHBC Warranty.



HAYFIELD

FIVE STAR  
CUSTOMER  
SERVICE





# BEGIN YOUR STORY WITH US

Contact a member of our Sales Advisors today  
to book your personal appointment.

## HAYFIELD WOOD

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BROAD BLUNSDON  
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