





 £480,000

- 3 Bedroom Detached Home
- West Facing Garden
- Garage and Driveway Parking
- 1152 SqFt
- Kitchen/Dining Room with Separate Utility Room
- Spacious Living Room
- Fronting onto Green Space
- Air Source Heat Pump
- Electric Car Charger
- Opportunity to Indulge in Extras

 Freehold

Ⓢ EPC Rating B





PLEASE CALL STRAKERS TO REGISTER YOUR INTEREST AND BOOK AN APPOINTMENT TO VIEW THE SHOW HOME and enquire about other stunning homes available in this sought-after new development.

Plot 2, The Foxham, is a beautifully designed three-bedroom detached home, offering contemporary living spaces and high-quality features throughout. The spacious open-plan kitchen and dining area is ideal for both everyday living and entertaining, with French doors leading directly to the rear garden and a separate utility room with its own external access. The kitchen is beautifully appointed with soft-close doors and drawers, laminate worktops with matching upstands, a built-in single oven with four-ring ceramic hob, and an integrated fridge freezer. A range of kitchen upgrades is available, subject to build stage. The spacious living room benefits from having dual aspects and a spacious downstairs w/c completes the ground floor.

On the first floor, the main bedroom benefits from having an ensuite shower room and the two further bedrooms are served by the luxurious family bathroom.

Externally the fully enclosed rear garden is west facing, rotavated and graded. Offering a blank canvas for landscaping and features a handy outdoor tap. This home includes a single garage, private driveway parking for two cars and an electric vehicle charging point.

#### **Situation**

The historic market town of Devizes with its stunning Georgian architecture features more than 500 listed buildings, from Devizes Castle steeped in history to Wadworth's legendary 1875 brewery. The popular weekly market dates back to 1141 and is fringed with an abundance of popular cafes and independent shops. Residents also have easy access to Stonehenge and Bath, while it's just 25 minutes to Chippenham for fast trains to London. Zephyr Place itself has been thoughtfully designed to support both people and wildlife, with green space and a strong emphasis on enhancing the area's biodiversity. From here, you have the freedom to explore miles of countryside and ancient pathways, including the spectacular Caen Hill Locks – the most impressive flight on the UK's waterways and a designated scheduled Ancient Monument.

#### **Property Information**

Council Tax: TBC as new build

Predicted 'B' EPC Rating

Services: Mains water, drainage and electricity. Air source heat pump.

#### **Agents Notes**

Please note all floorplan measurements have been taken from the plans provided in the brochure, but there may be variations in the final build. Computer Generated Images of the property are indicative and for illustration purposes only. Internal images shown are an example of the house type and are not specific to this exact plot. Photos shown are of street scenes and locations within Devizes and the surrounding local area. Please note that the specification was correct at the time of going to print but Redcliffe Homes continually review their specifications and reserve the right to make any changes. Prospective purchasers are advised that the development name may not be the final postal address.



# FOXHAM

PLOTS 2, 8, 9, 10, 11, 12, 13, 15, 19, 20, 23, 30, 36 & 43

A beautifully designed double fronted home that blends comfort and practicality. Boasting a spacious open-plan kitchen and dining area ideal for entertaining, complete with a convenient adjoining utility room. A separate living room offers the perfect space to relax. Upstairs, the main bedroom features its own en-suite, complemented by two additional well-proportioned bedrooms and a stylish family bathroom.



## GROUND FLOOR

Kitchen/Dining Area	3100mm x 6041mm	10' 2" x 19' 10"
Living Room	3227mm x 6041mm	10' 7" x 19' 10"



## FIRST FLOOR

Bedroom 1	3236mm x 4385mm	10' 7" x 14' 5"
Bedroom 2	3327mm x 3485mm	10' 11" x 11' 5"
Bedroom 3	3327mm x 2436mm	10' 11" x 8' 0"

◀▶ 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.

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