





📍 Plot 3, The Old Glove Factory Brockleaze, Neston, Corsham, Wiltshire, SN13 9TJ

🏠 Guide Price £1,100,000

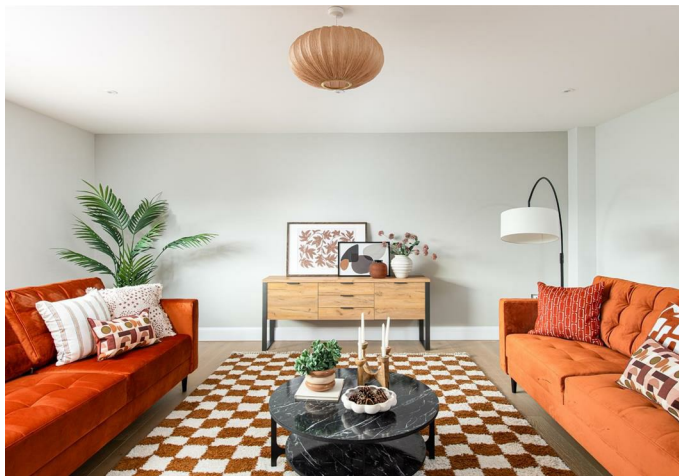
Save Over £50,000 on Stamp Duty \* Ts & Cs Apply.

A beautifully designed five-bedroom detached family home by award-winning local developers Ashford Homes. A high specification new home located on a small development of just six homes.

- Save Over £50,000 on Stamp Duty \*
- Exceptional Five Bedroom Detached New Home
- Impressive Open Plan Kitchen/Living/Dining Room
- Stunning Principle Bedroom With Dressing Room & En-Suite
- Second Bedroom with En-Suite Plus Further Double Bedrooms
- Double Garage With Electric Doors and Electric Vehicle Charging
- Large Sitting Room Plus Separate Family Room & Home Office
- Large Separate Utility Room
- Air Source Heat Pump & Underfloor Heating Throughout
- Small Exclusive Development of Just Six Homes

🏡 Freehold

🏠 EPC Rating B





Magnificent five-bedroom detached home, featuring a double garage with electric doors and electric vehicle charging. The ground floor boasts a substantial open-plan kitchen and dining area, a utility room, a separate sitting room, a home office, and a cloakroom. On the first floor, you'll find five double bedrooms and a family bathroom. The main bedroom features fitted wardrobes, and both the main bedroom and the second bedroom benefits from en-suite bathrooms, offering comfort and convenience. \*Ts & Cs: Offer on full asking price offers only. Stamp Duty paid up to Sole Residency Rate Only\*

#### **Situation**

Welcome to The Old Glove Factory, a superb collection of six luxury homes in Neston, Wiltshire. This exclusive development includes a beautifully renovated single-storey property, with all homes offering three to five bedrooms. The village of Neston, at the edge of Neston Park country estate in the beautiful Wiltshire countryside, offers the ideal combination of peaceful village life with easy access to a good range of local facilities, both in and around Neston itself and the famous market town of Corsham, just two miles away. Neston boasts an excellent pre-school and primary school, the Neston Country Inn pub, church and village hall, playing fields, and an abundance of country walks in the surrounding countryside. The village holds plenty of events throughout the year, including a firework display and village fete, offering residents the chance to feel part of a real community. For relaxed weekend outings, Lowden Garden Centre and Wadswick Country Stores are both just a five-minute drive, each with a very popular restaurant/café. The thriving historic market town of Corsham caters for your day to day needs with a vibrant mix of shops, bespoke coffee houses, boutiques, restaurants and pubs. Corsham has a new leisure centre complete with swimming pool and gym, as well as an excellent choice of state and independent primary and secondary schools

#### **Services**

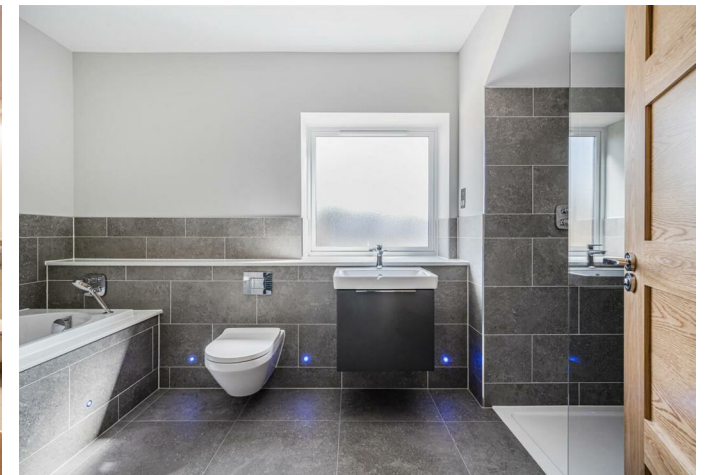
Mains electric, water and drainage services will be connected. Air source heat pump to heating and hot water. Telephone/Broadband – FTTP – Fibre To The Premises.

#### **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. The photographs depict village scenes from around Corsham and are not direct views from any of the homes at The Glove Factory. Flooring and turfed rear gardens are not included. Management cost - £250 p.a.

#### **Disclaimer**

Please note that the specification was correct at the time of going to print but Ashford 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. Photos shown are of the show home for illustrative purposes of plot 6 (the show home). These details are intended to give a general indication of the development and house types and do not form part of any contract. Ashford Homes reserves the right to alter any part of the development, specification or floor layout at any time. These details are believed to be correct but neither the agent nor Ashford Homes accept the liability whatsoever for any misrepresentation either in these details or orally.





Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.