



THE KINGS

CORSHAM · WILTSHIRE

ONE DETACHED, SIX SEMI DETACHED AND A TERRACE OF SUPERB QUALITY FAMILY HOMES IN THIS HISTORIC MARKET TOWN



DAVID INGRAM

Cinnamon

Cinnamon



Corsham is a very picturesque and historic market town, ideally situated on the southern fringes of the Cotswolds, with close proximity to Bath and Chippenham. Corsham Court is a well known landmark building with Lacock village a short distance away.

The town has an excellent selection of shops, cafes and restaurants set within and around the charming High Street. These shops include a supermarket, bakers, delicatessen and butchers.

Corsham has a Post Office and Bank for business needs and a variety of cafes and public houses for eating and relaxation.

There is very good primary and secondary schooling as well as the Corsham academy with its library, gym and swimming pool.

Communications, both by road and rail are first class, with an excellent bus network around the County. Mainline railway stations at Bath and Chippenham ensure easy travel to Bristol and London.

The motorway is easily reached at Junction 17 or 18 on the M4 allowing fast road access to all parts of the country.



THE KINGS

“The Kings” Corsham, is an exclusive private development of just ten 3 bedroom houses within a few minutes walk of the historic and picturesque High Street.

The design of the scheme takes its architectural style from the Methuen Estate cottages in Priory Street. A particular feature of each house is the large bay window to the living room.

There is one detached, six semi-detached and a terrace of superb quality family homes, all with gardens and each have two car parking spaces.

The houses are constructed in a traditional manner with high quality brickwork or reconstructed stone to the external elevations and tiles or slates to the roof. All the windows are double glazed. Internally the houses have excellent room proportions with crisp modern design.

The accommodation is arranged with open plan kitchen/breakfast room and a separate large living room. All houses have a laundry cupboard. One house has a separate utility room.

Upstairs, the bedrooms have the benefit of an en-suite bathroom and a family bathroom. Two of the bedrooms in each home have fitted wardrobes.

All of the homes have gas central heating and a fully fitted kitchen.





PLOTS 1 & 2

PLOTS 3 & 4

PLOTS 5 & 6

PLOTS 7, 8 & 9

PLOT 10

KINGS AVENUE

PRIORY STREET



PLOTS 1 & 2

3 Bedroom Homes

MAX AREA

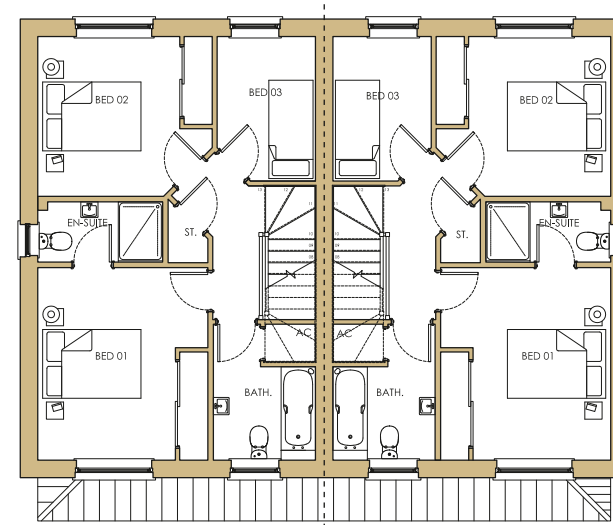
FIRST FLOOR

Bedroom 1 incl wardrobes	3.92m (12'9")	3.19m (10'6")
Bedroom 2 incl wardrobes	3.55m (11'7")	3.25m (10'7")
Bedroom 3	2.94m (9'8")	2.00m (6'6")

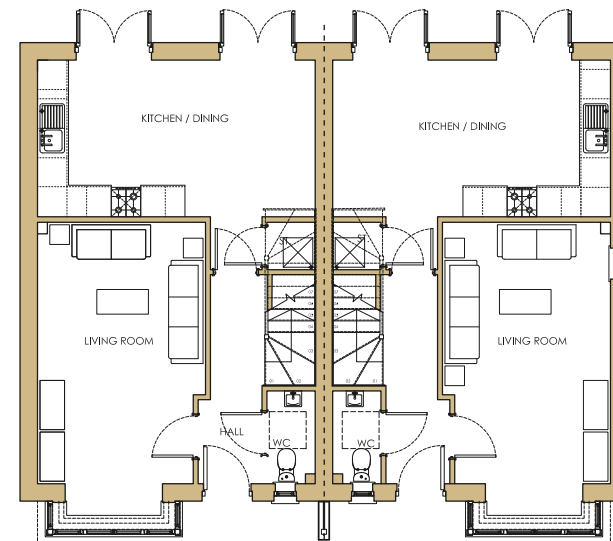


GROUND FLOOR

Kitchen and Dining	5.65m (18'6")	3.19m (10'6")
Living Room	5.32m (17'6")	3.17m (10'5")



First Floor Plot 2 Plot 1



Ground Floor Plot 2 Plot 1



PLOTS 3 & 4

3 Bedroom Homes

MAX AREA

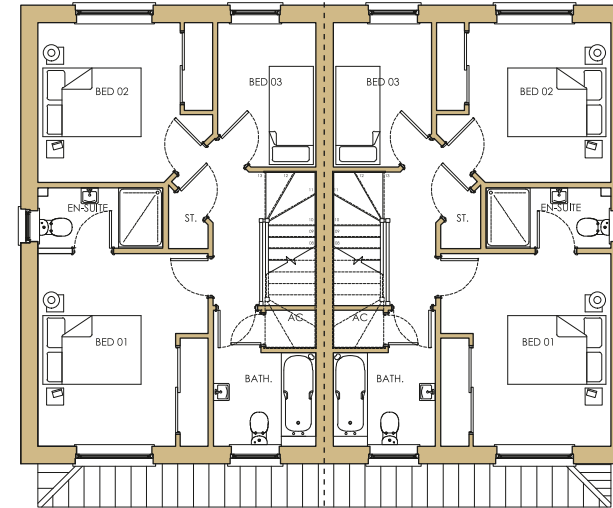
FIRST FLOOR

Bedroom 1 incl wardrobes	3.92m (12'9")	3.19m (10'6")
Bedroom 2 incl wardrobes	3.55m (11'7")	3.25m (10'7")
Bedroom 3	2.94m (9'8")	2.00m (6'6")

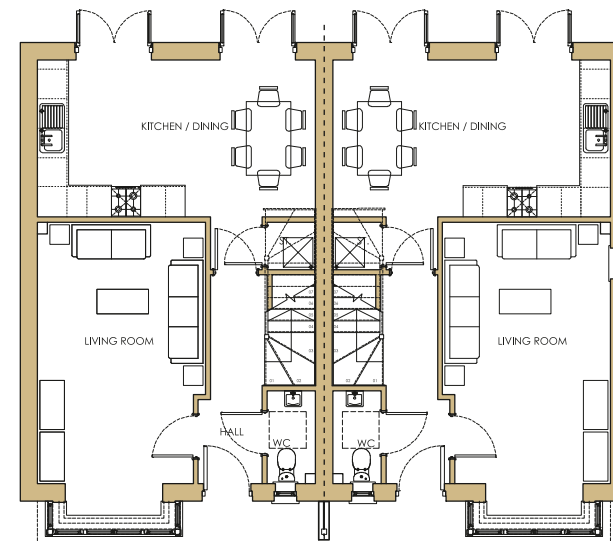


GROUND FLOOR

Kitchen and Dining	5.65m (18'6")	3.19m (10'6")
Living Room	5.32m (17'6")	3.17m (10'5")



First Floor Plot 3 Plot 4



Ground Floor Plot 3 Plot 4



PLOTS 5 & 6

3 Bedroom Homes

MAX AREA

FIRST FLOOR				
Bedroom 1 incl wardrobes	3.92m	(12'9")	3.19m	(10'6")
Bedroom 2 incl wardrobes	3.55m	(11'7")	3.25m	(10'7")
Bedroom 3	2.94m	(9'8")	2.00m	(6'6")

GROUND FLOOR PLOT 5				
Kitchen and Dining	5.81m	(19'0")	3.2m	(10'6")
Utility	2.10m	(6'11")	1.66m	(5'6")
Living Room	5.32m	(17'6")	3.17m	(10'5")

GROUND FLOOR PLOT 6				
Kitchen and Dining	5.65m	(18'6")	3.19m	(10'6")
Living Room	5.32m	(17'6")	3.17m	(10'5")



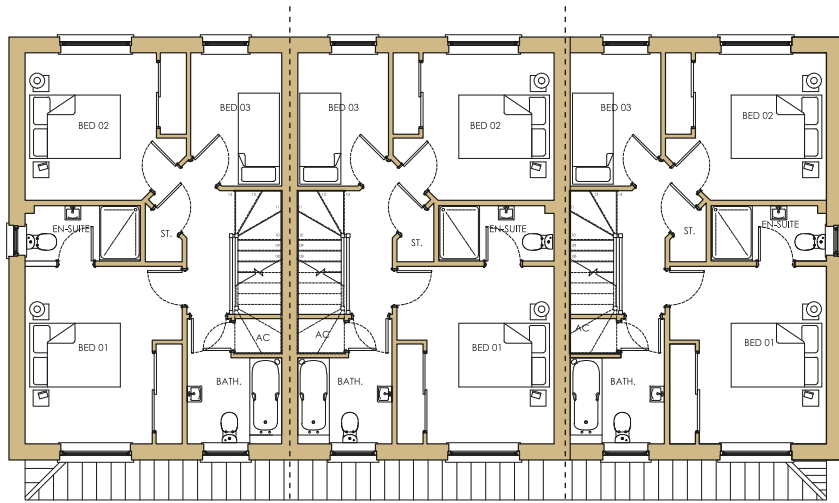
PLOTS 7, 8 & 9

3 Bedroom Homes

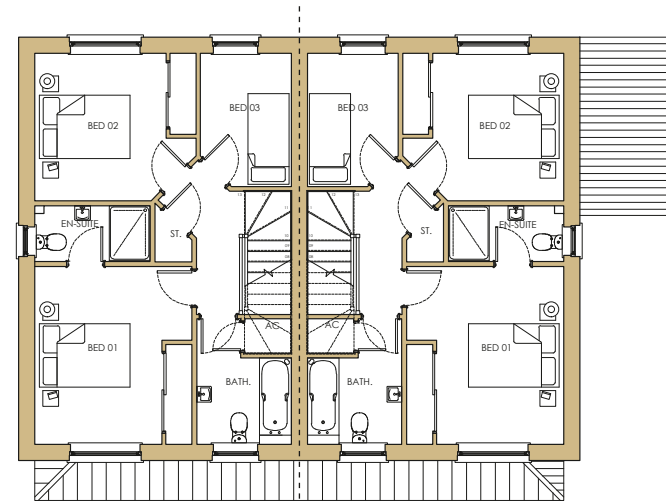
MAX AREA

FIRST FLOOR				
Bedroom 1 incl wardrobes	3.92m	(12'9")	3.19m	(10'6")
Bedroom 2 incl wardrobes	3.55m	(11'7")	3.25m	(10'7")
Bedroom 3	2.94m	(9'8")	2.00m	(6'6")

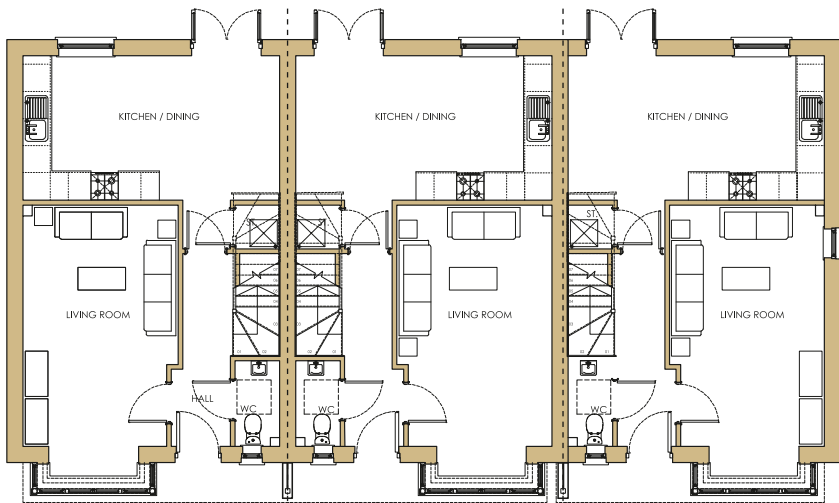
GROUND FLOOR				
Kitchen and Dining	5.65m	(18'6")	3.19m	(10'6")
Living Room	5.32m	(17'6")	3.17m	(10'5")



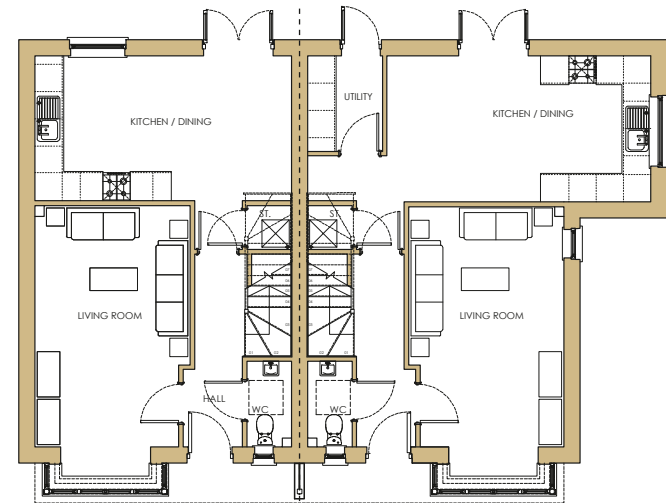
First Floor Plot 9 Plot 8 Plot 7



First Floor Plot 6 Plot 5



Ground Floor Plot 9 Plot 8 Plot 7



Ground Floor Plot 6 Plot 5



PLOT 10

3 Bedroom Home

MAX AREA

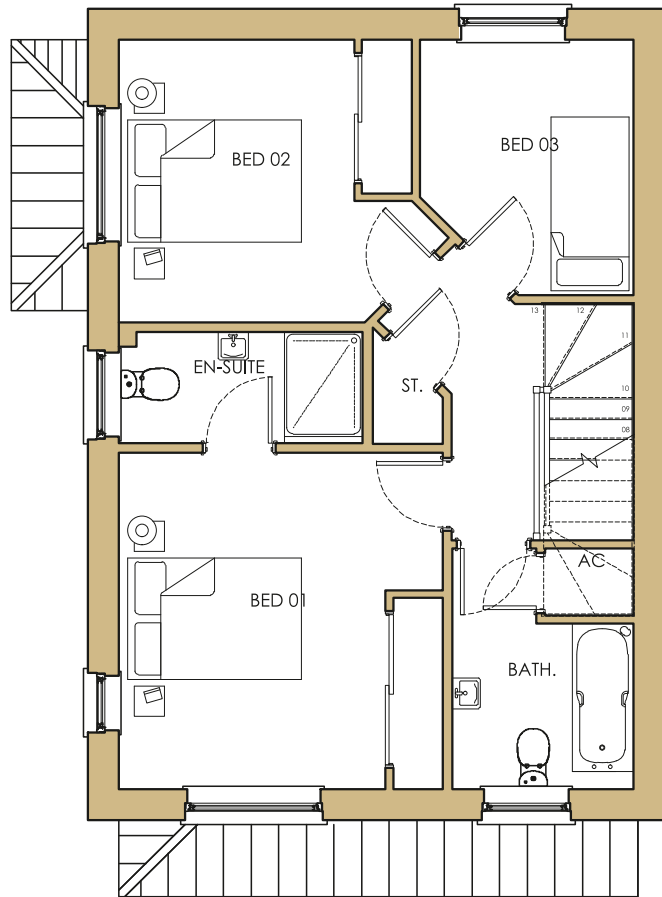
FIRST FLOOR

Bedroom 1 incl wardrobes	3.87m	(12'8")	3.73m	(12'3")
Bedroom 2 incl wardrobes	3.37m	(11'0")	3.25m	(10'7")
Bedroom 3	2.94m	(9'8")	2.45m	(8'0")

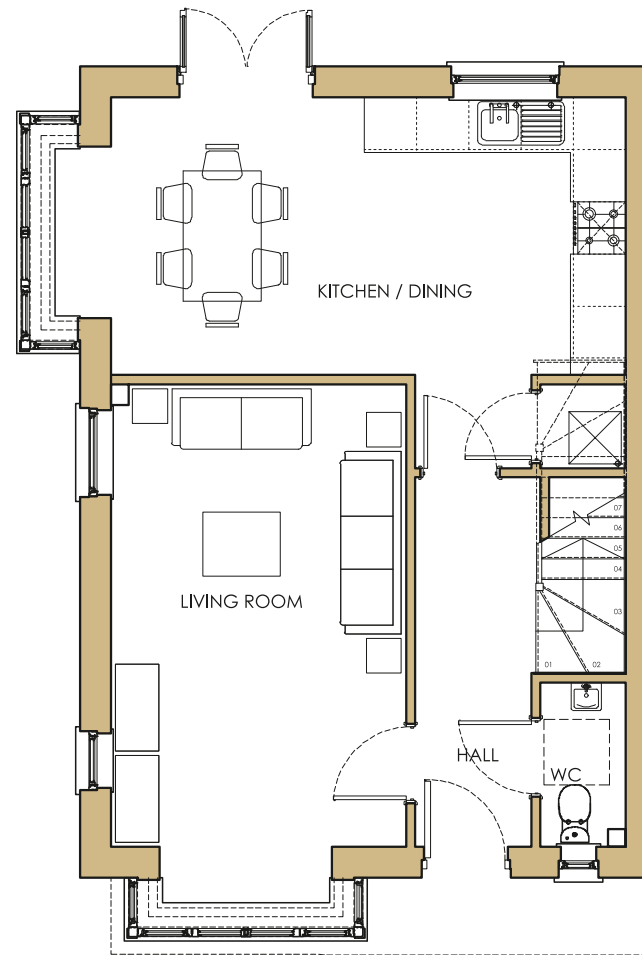


GROUND FLOOR

Kitchen and Dining	5.92m	(19'5")	3.19m	(10'6")
Living Room	5.32m	(17'6")	3.40m	(11'1")



First Floor



Ground Floor



SPECIFICATION

Each home at The Kings has been thoughtfully designed to provide superior comfort and style, with well designed living spaces constructed to high energy efficiency standards for lower running costs.

KITCHENS

- Contemporary fully fitted modern kitchen with a choice of finishes*
- Laminated worktops and upstands
- Stainless steel one and a half sink and mixer tap
- 50/50 fridge/freezer
- 12 place dishwasher
- Single oven
- Microwave
- Ceramic hob
- Cooker hood with extractor to outside
- LED counter top lighting
- Downlights to ceiling

UTILITY ROOM (to Plot 5)

- Units to match kitchen
- Laminate tops and upstands
- Stainless steel sink and mixer tap
- Cupboards to sink unit
- Space for washing machine

* A choice will be available to purchasers who commit to purchase their home early – speak to David Ingram for details.

BATHROOMS & EN-SUITES

- Quality white sanitary ware
- WC with soft close toilet seat
- Wash hand basin
- Mirror above all basins
- White bath
- Chrome finish thermostatic bath & shower mixer and taps
- Shaver socket
- Downlights to ceiling
- Glass shower screen
- Chrome heated towel rail
- Full height ceramic wall tiling to shower area
- Vinyl floor covering

HEATING

- High efficiency gas fired boiler
- Controlled gas central heating with radiators to the ground and upper floor

INTERIOR FINISHES

- White UPVC double glazed windows and front door
- Painted internal four panel doors
- Bright chrome finish ironmongery
- Polished chrome electrical switches and sockets

- Vinyl floor covering to kitchen/breakfast room
- Walls and smooth ceilings finished in classic white emulsion
- All internal woodwork in white satinwood or eggshell
- Torus skirting board and ogee architraves
- Downlights to all kitchen areas
- Pendant lighting to bedrooms
- Carpet to living room, hall, stairs, landing and to all bedrooms
- Fitted wardrobes to 2 bedrooms

ELECTRICAL

- BT telephone line. Terrestrial TV points to kitchen, living room and all bedrooms
- Mains operator smoke detector to hallways and kitchens

EXTERIOR

- Front and rear paths of buff riven slabs
- Front and rear gardens turfed
- Patio
- External lighting to front door and rear of house
- Outside tap
- All houses have two allocated parking spaces

WARRANTY

- All houses will benefit from a 10 year NHBC warranty

All photography of appliances and finishes are typical of the Princeton Homes specification.

Princeton Homes was established in 2002 and since then has built many quality homes, varying from one off bespoke luxury homes to select development of up to 15 houses. We pride ourselves in delivering quality design, materials and workmanship to achieve first class standards of finish and service to our customers.

Princeton Homes has an excellent reputation and has been recognised by its customers who voted Princeton one of the **'top ten'** house builders in the country in its class. Princeton achieved the **'Winner'** title for the 'Best Individual Dwelling' in the LABC Building Excellence awards.

All of Princeton's developments have the same amount of time and attention given to the design and quality of materials and craftsmanship to enable the delivery of exceptional houses from which **you can make your home.**



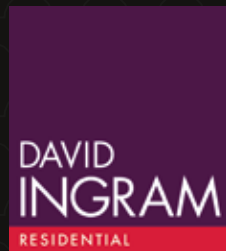


A development by



**PRINCETON
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www.princetonhomes.co.uk



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THE KINGS

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Princeton Homes operate a continuous review of our specifications and reserve the right to make amendments at any stage of the development. Please note that any computer generated images were commissioned before finalisation of plans and landscaping and as such, are for illustrative purposes only. Any landscaping shown on computer generated images and site plan indicate possible mature landscaping. The site plan is indicative only, not to scale and for general guidance only. The information contained within this literature is correct at the time of going to press.