



SANDY FURLONG FARM, HILMARTON SN11 8SH
Prices From: £400,000

Carter Jonas

HILMARTON, CALNE, SN11

Sandy Furlong Farm presents a rare opportunity to acquire a stunning new energy efficient home, on a select development for the over 55's, set on the outskirts of the village of Hilmarton, surrounded by wonderful countryside.

The development comprises a mix of two and three bedroom homes over 1.5 stories, offering versatile and flexible living accommodation.

Sandy Furlong Farm spans almost 3 acres and has been carefully thought-out to offer residents a beautiful place to call home. All residents will be able to enjoy the stunning communal gardens, open space and allotments.

Each home has its own private garden and parking and there is ample visitor parking, bicycle storage and EV chargers.

This is an opportunity to purchase one of these homes off plan, with completion anticipated late 2027. All properties will be built and finished to the highest of standards and come with a 10 year new build warranty.

Location

The development is on the outskirts of Hilmarton Village with views out over open countryside. The Village is supported by a Village School, Church, Village Hall and The Duke (restaurant, pub, cafe and small shop).

Surrounding the Village is some of the most wonderful countryside that Wiltshire has to offer. To the North is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound. West takes you to Chippenham, Bath and the M4 westbound. There is a route east through Compton Bassett to Cherhill White Horse, Silbury Hill, Historic Avebury and then to Marlborough.

The County Town of Calne is just to the South. There is a regular bus service between Chippenham and Swindon rail stations (approximately every 20 minutes during the day) that travels through Calne, Calne Tesco Superstore, Lyneham and Royal Wootton Bassett.

A BEAUTIFULLY DESIGNED BESPOKE DEVELOPMENT OF 9 PRIVATE HOMES FOR THE OVER 55'S, SET IN THE HIGHLY DESIRABLE AND WELL SERVED VILLAGE OF HILMARTON.

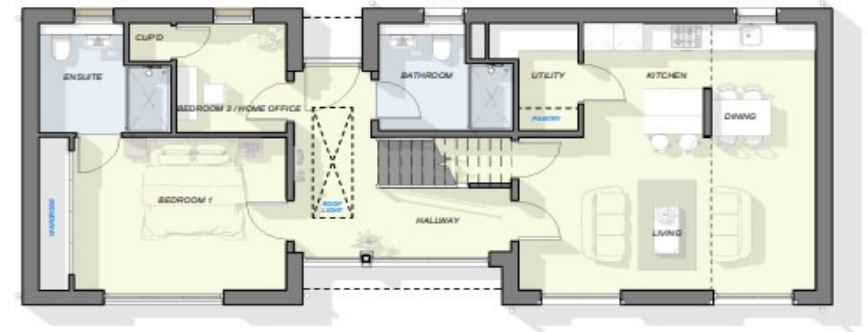




FRONT PERSPECTIVE VIEW
NOT TO SCALE

House Type A - 1,147 Sqft (Plots 5, & 12)

This three-bedroom detached home offers a large entrance hallway, off-which is the open plan kitchen, dining and living room, with adjoining utility for convenience. To the left of the hallway is a good-sized double bedroom with stunning vaulted ceilings with ensuite, a third bedroom or home office space and a downstairs bathroom. To the first floor is another double bedroom with its own ensuite.



GROUND FLOOR PLAN
1:100 @ A2



REAR PERSPECTIVE VIEW
NOT TO SCALE



FIRST FLOOR PLAN
1:100 @ A2

House Type B - 1,229 Sqft (Plots 6 & 11)

A three bedroom detached home, comprising entrance hall, spacious open-plan kitchen/living/dining room, utility room, ground floor bedroom with en-suite and a dedicated study/third bedroom to the ground floor, with second en-suite bedroom to the first floor.



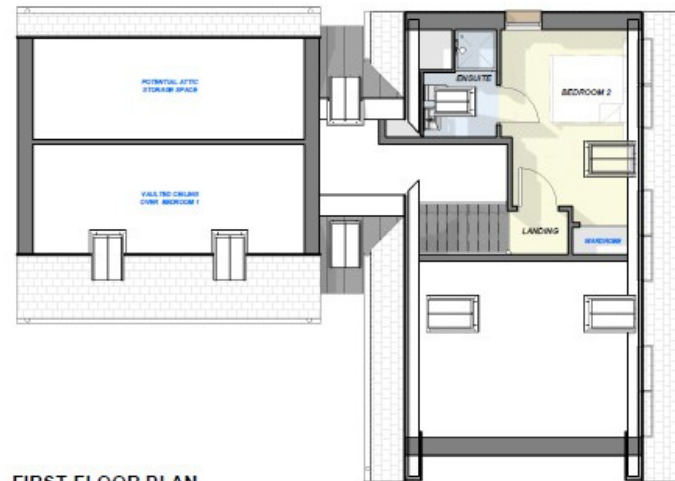
FRONT PERSPECTIVE VIEW
NOT TO SCALE



REAR PERSPECTIVE VIEW
NOT TO SCALE



GROUND FLOOR PLAN
1:100 @ A2



FIRST FLOOR PLAN
1:100 @ A2

House Type C - 1,482 Sqft (Plots 7, 8, 9, 10 & 13)

A three bedroom detached home, comprising entrance hall, spacious open-plan kitchen/living/dining room, utility room, ground floor bedroom with en-suite and a dedicated study/third bedroom to the ground floor, with second en-suite bedroom to the first floor.



FRONT PERSPECTIVE VIEW
NOT TO SCALE



REAR PERSPECTIVE VIEW
NOT TO SCALE



KEY FEATURES

- Modern designs
- Air Source Heat Pump technology
- Underfloor heating throughout ground floor
- Solar Panels
- Contemporary Kitchens with integrated Neff appliances
- Elegant vaulted ceilings
- Floor to ceiling windows
- Stunning views over landscaped gardens
- Two en-suite bedrooms
- Ample storage
- Dedicated utility rooms
- Beautifully landscaped communal gardens
- Allotments for residents to enjoy
- Private gardens
- Off-road parking

PRICING

Two bedroom homes starting from £400,000

Three bedroom homes starting from £600,000

SERVICE CHARGE

A yearly service charge will be payable per property at an estimated £1,000 p/a.

ESTIMATED COMPLETION

All homes are estimated to be complete late 2027, however off-plan reservations are welcomed at this stage.

VIEWINGS

All viewings are to be arranged through Carter Jonas, Marlborough. Please contact Helen Clay on 01672 514916 or helen.clay@carterjonas.co.uk for more information.





Marlborough 01672 514 916

marlborough.sales@carterjonas.co.uk
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

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