



Southside Farm Corston

A stunning development on the edge of the beautiful village of Corston near Malmesbury, north Wiltshire



Southside Farm Corston

Southside Farm sits on the edge of the beautiful village of Corston, north Wiltshire.

Full of picturesque medieval architecture and the quaint Gauze Brook, a tributary of the River Avon, which meanders through the local countryside; this small village has charm and visual appeal in equal measure.

Nearby Malmesbury provides Corston's residents with all the essential amenities including two primary schools, a secondary school and a variety of social and sporting clubs including a tennis club, jazz society and a local Rotary Club. The flourishing town centre also boasts a Waitrose store and a wealth of cafes, pubs and restaurants. Corston is just a few short miles from the beautiful Cotswolds, an Area of

Outstanding Natural Beauty, and benefits from excellent transport links to the cities of Bath, Bristol, Cheltenham and Gloucester thanks to the nearby M4 and M5.

Southside Farm consists of nine generously proportioned three, four and five bedroom homes, each facing onto an attractive open space known as 'The Green'.



Southside Farm site plan



The development layout is for general guidance and may be subject to change. It is not intended to indicate specific boundaries and is not necessarily to scale. Any landscaping shown is purely to create an impression.





1 and 3, Southside Farm

A stylish four bedroom barn style house



Ground Floor	Metric (metres)	Imperial
Hallway	5.10 max x 2.10 max	16'-8" max x 6'-10" max
Living room	4.45 x 6.15	14'-7" x 20'-2"
Kitchen / Dining / Family	9.95 x 3.90	32'-7" x 12'-9"
Cloakroom	1.20 x 2.10	3'-11" x 6'-10"
Utility	3.45 x 2.10	11'-3" x 6'-10"
Double car port	5.95 x 5.50	19'-6" x 18'-0"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.

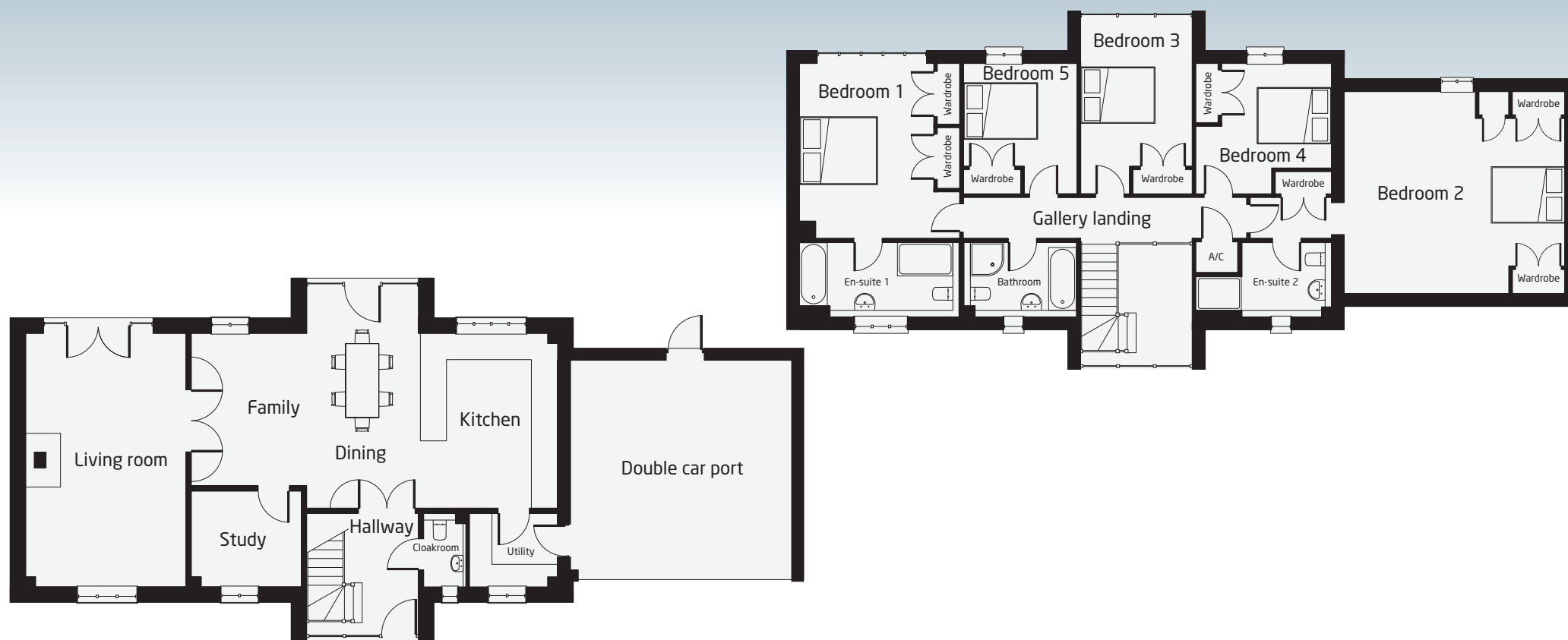
First Floor	Metric (metres)	Imperial
Bedroom 1	4.45 x 4.00	14'-7" x 13'-1"
Bedroom 1 dressing area	1.75 x 2.00	5'-8" x 6'-6"
Bedroom 1 en-suite	2.60 x 2.00	8'-6" x 6'-6"
Bedroom 2	5.95 x 4.55	19'-6" x 14'-11"
Bedroom 2 en-suite	1.80 x 2.15	5'-10" x 7'-0"
Bedroom 3	3.70 x 2.80 max	12'-1" x 9'-2" max
Bedroom 4	4.60 x 2.80 max	15'-1" x 9'-2" max
Bathroom	2.70 x 2.15	8'-10" x 7'-0"

Note - floor plan shown is plot 1, plot 3 is reversed.



2, Southside Farm

A spacious five bedroom tithe barn style house



Ground Floor	Metric (metres)	Imperial
Hallway	3.00 max x 3.00 max	9'-10" max x 9'-10" max
Study	3.00 x 2.55	9'-10" x 8'-4"
Kitchen / Dining / Family	9.85 max x 6.00 max	32'-3" max x 19'-8" max
Cloakroom	1.15 x 2.00	3'-9" x 6'-6"
Utility	2.40 x 2.00	7'-10" x 6'-6"
Living room	4.30 x 6.80	14'-1" x 22'-3"
Double car port	5.90 x 5.95	19'-4" x 19'-6"

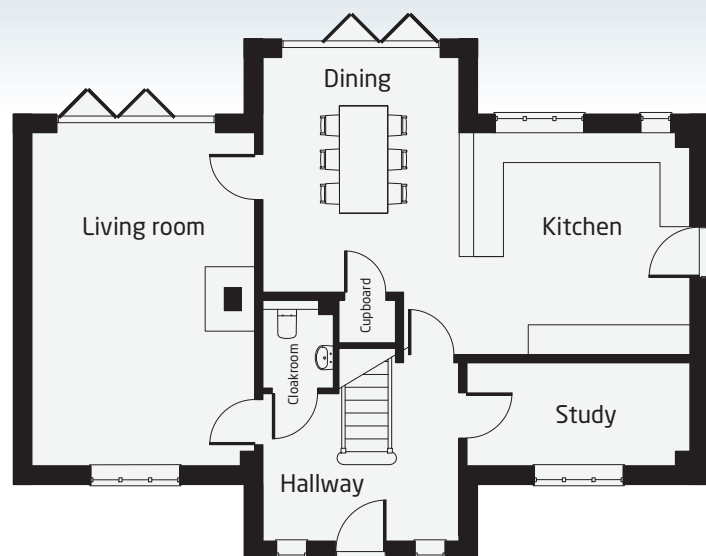
Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.

First Floor	Metric (metres)	Imperial
Bedroom 1	3.65 x 4.70	11'-11" x 15'-5"
Bedroom 1 en-suite	4.35 x 2.05	14'-3" x 6'-8"
Bedroom 2	5.90 max x 5.50 max	19'-4" max x 18'-0" max
Bedroom 2 en-suite	2.45 x 2.00	8'-0" x 6'-6"
Bedroom 3	3.00 x 4.80 max	9'-10" x 15'-8" max
Bedroom 4	2.90 x 3.50 max	9'-6" x 11'-5" max
Bedroom 5	3.05 x 3.50 max	10'-0" x 11'-5" max
Bathroom	3.10 x 2.00 max	10'-2" x 6'-6" max



4 and 5, Southside Farm

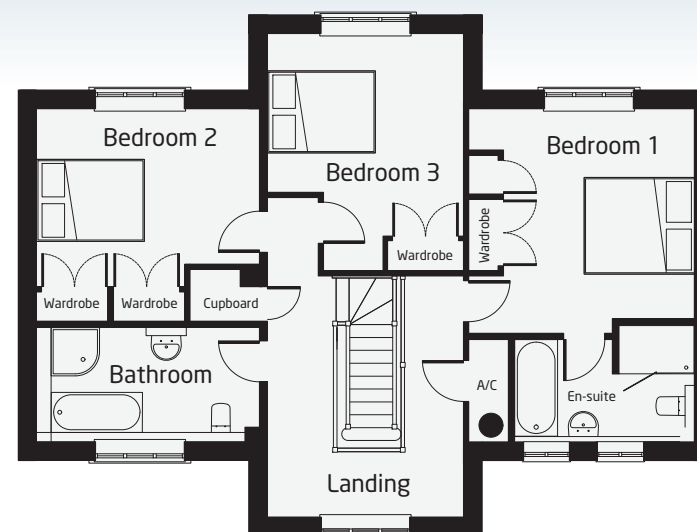
A traditional three bedroom gable fronted house



Ground Floor

	Metric (metres)	Imperial
Hallway	3.70 max x 3.35 max	12'-1" max x 10'-11" max
Study	4.20 x 1.95	13'-9" x 6'-4"
Kitchen / Dining	7.95 max x 5.55 max	26'-0" max x 18'-2" max
Cloakroom	1.35 x 1.65	4'-5" x 5'-4"
Living room	4.15 x 6.20	13'-7" x 20'-4"
Double garage	5.75 max x 5.95	18'-10" max x 19'-6"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



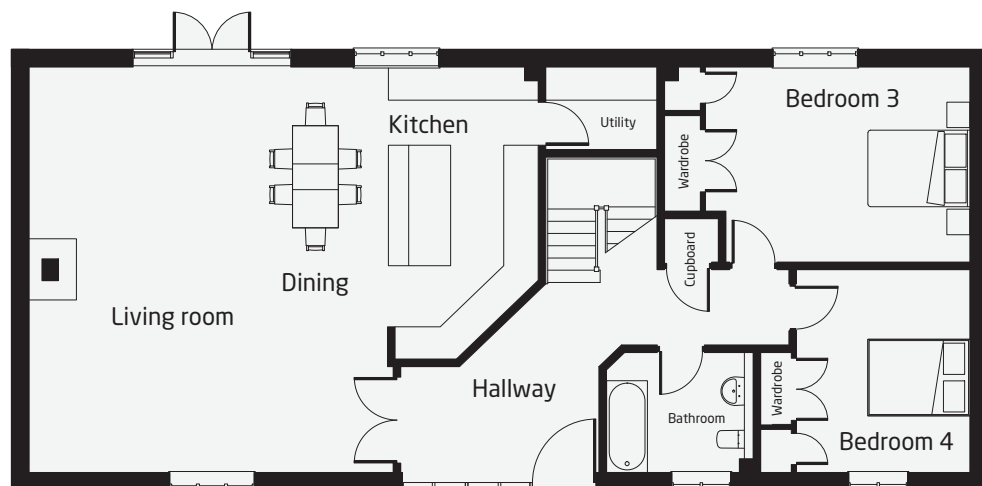
First Floor

	Metric (metres)	Imperial
Bedroom 1	4.20 max x 4.15 max	13'-9" max x 13'-7" max
Bedroom 1 en-suite	3.30 max x 1.90	10'-9" max x 6'-2"
Bedroom 2	4.15 max x 3.20 max	13'-7" max x 10'-5" max
Bedroom 3	3.65 max x 4.45 max	11'-11" max x 14'-7" max
Bathroom	3.90 x 2.15	12'-9" x 7'-0"



6, Southside Farm

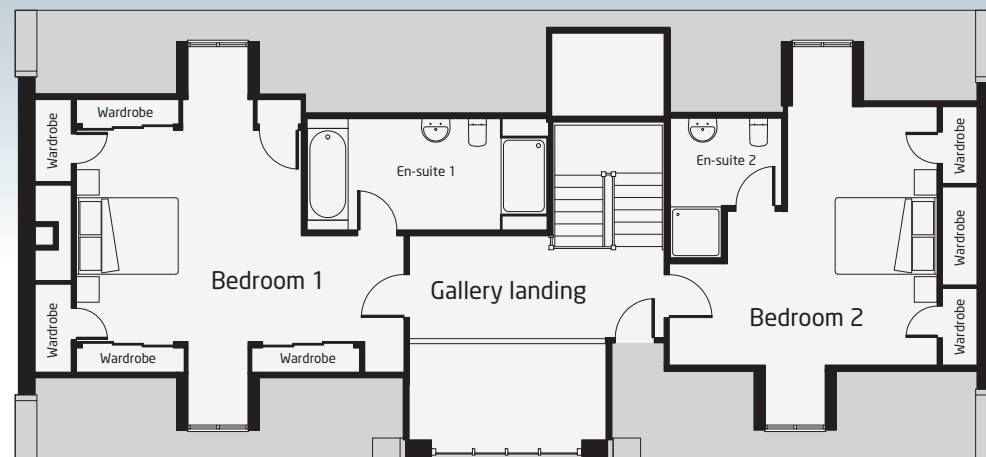
A classic contemporary four bedroom barn style house



Ground Floor

	Metric (metres)	Imperial
Hallway	7.60 max x 3.95 max	24'-11" max x 12'-11" max
Kitchen / Dining / Family	9.95 max x 7.95 max	32'-7" max x 26'-0" max
Bathroom	2.90 max x 2.35 max	9'-6" max x 7'-8" max
Utility	2.20 x 1.60 max	7'-2" x 5'-2" max
Bedroom 3	5.15 x 3.80 max	15'-10" x 12'-5" max
Bedroom 4	3.40 x 3.95	11'-1" x 12'-11"
Double garage	5.75 x 5.95	18'-10" x 19'-6"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



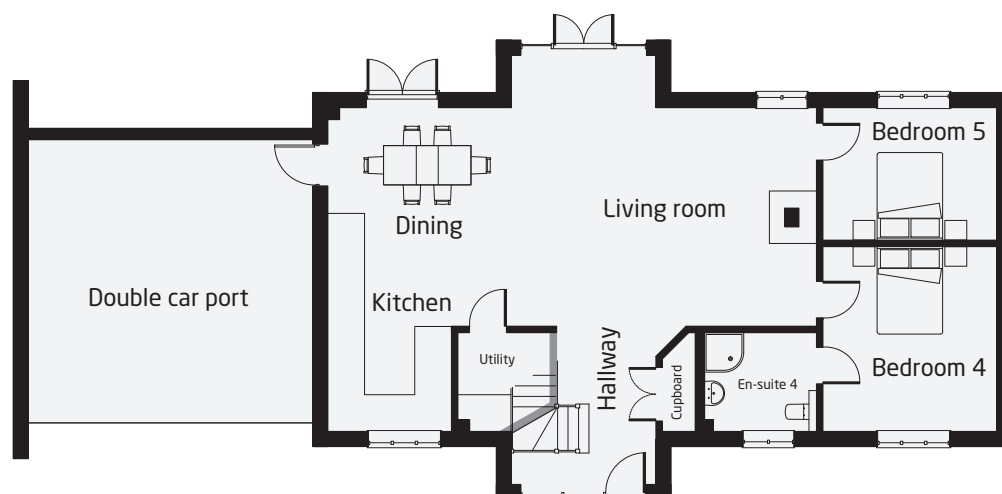
First Floor

	Metric (metres)	Imperial
Bedroom 1	6.30 max x 4.10	20'-8" max x 13'-5"
Bedroom 1 en-suite	4.70 max x 2.20 max	15'-5" max x 7'-2" max
Bedroom 2	5.20 max x 4.10 max	17'-0" max x 13'-5" max
Bedroom 2 en-suite	2.20 max x 1.75 max	7'-2" max x 5'-8" max



7, Southside Farm

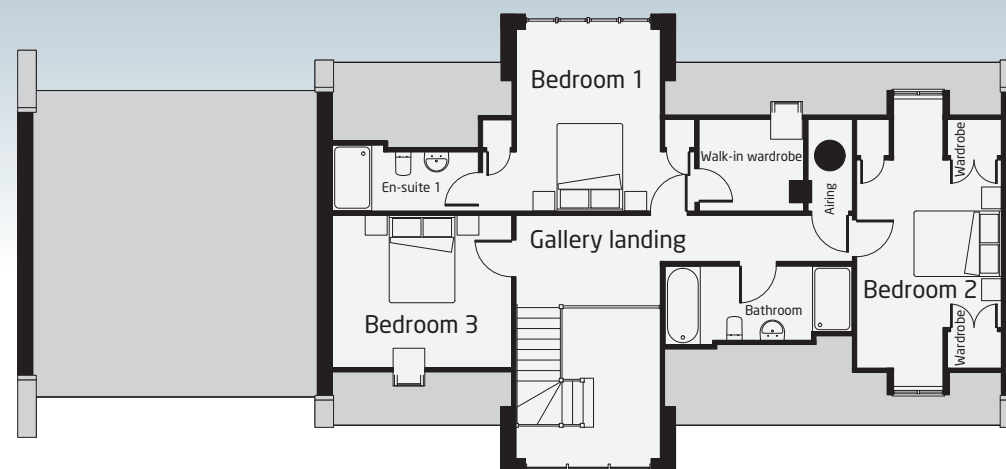
A versatile five bedroom barn style house



Ground Floor

	Metric (metres)	Imperial
Hallway	3.35 x 3.60	10'-11" x 11'-9"
Kitchen / Dining / Living room	11.17 max x 6.45 max	36'-7" max x 21'-1" max
Utility	2.15 max x 2.30 max	7'-0" max x 7'-6" max
Bedroom 5	3.95 x 3.00	12'-11" x 9'-10"
Bedroom 4	3.95 x 4.20	12'-11" x 13'-9"
Bedroom 4 en-suite	2.65 x 2.20	8'-8" x 7'-2"
Double car port	6.50 x 6.70	21'-3" x 21'-11"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



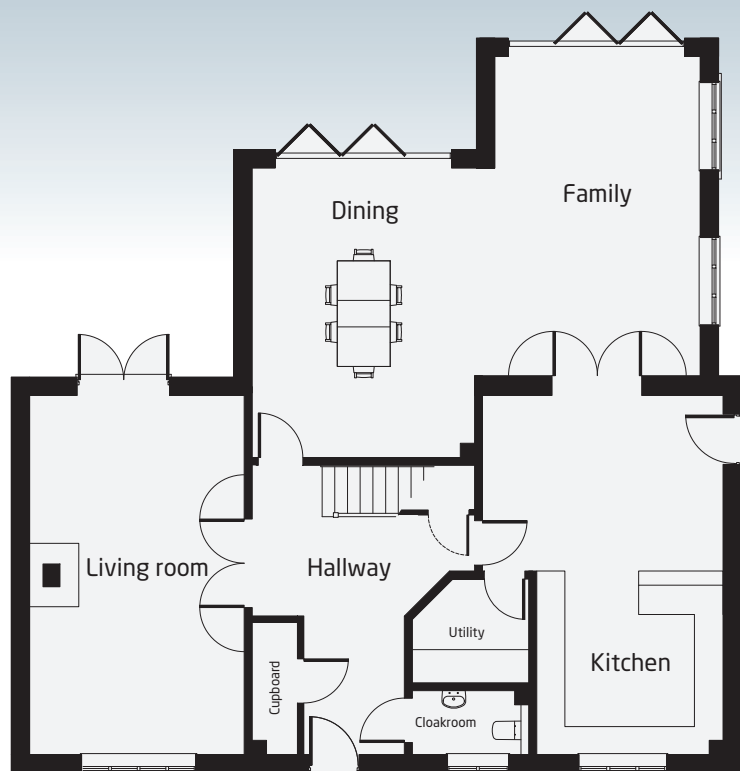
First Floor

	Metric (metres)	Imperial
Bedroom 1	4.95 x 4.15	16'-2" x 13'-7"
Bedroom 1 en-suite	3.30 max x 1.30	10'-9" max x 4'-3"
Walk-in wardrobe	2.40 x 1.20	7'-10" x 3'-11"
Bedroom 2	3.30 x 3.80	10'-9" x 12'-5"
Bedroom 3	4.10 x 3.50	13'-5" x 11'-5"
Bathroom	4.20 x 1.70 max	13'-9" x 5'-6" max



8, Southside Farm

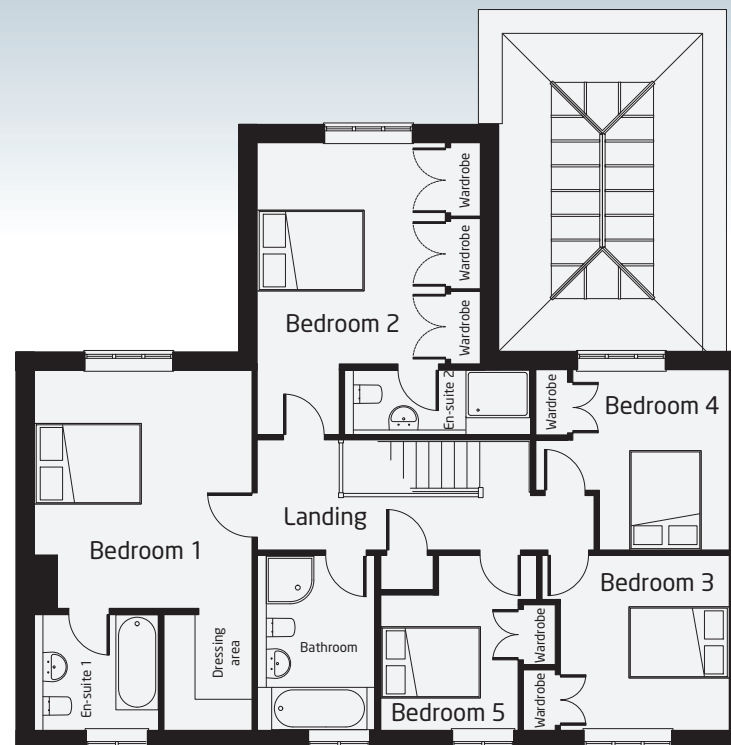
A traditional farmhouse style five bedroom house



Ground Floor

	Metric (metres)	Imperial
Hallway	4.10 max x 5.40 max	13'-5" max x 17'-8" max
Cloakroom	2.25 x 1.20	7'-4" x 3'-11"
Utility	2.25 max x 1.90 max	7'-4" max x 6'-2" max
Kitchen	4.60 max x 6.85	15'-1" max x 22'-5"
Living room	4.05 x 6.80	13'-3" x 22'-3"
Dining / Family room	8.46 x 6.05	27'-9" x 19'-10"
Double garage	5.75 x 5.95	18'-10" x 19'-6"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



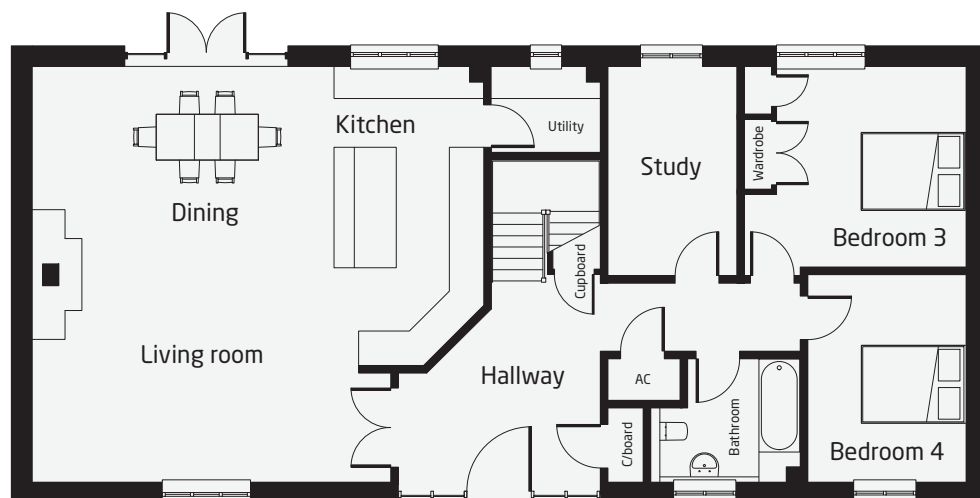
First Floor

	Metric (metres)	Imperial
Bedroom 1	4.10 x 4.50	13'-5" x 14'-9"
Bedroom 1 en-suite	2.35 x 2.20	7'-8" x 7'-2"
Dressing area	1.65 x 2.20	5'-4" x 7'-2"
Bedroom 2	3.50 x 4.15	11'-5" x 13'-7"
Bedroom 2 en-suite	3.50 x 1.20	11'-5" x 3'-11"
Bedroom 3	3.50 max x 3.30	11'-5" max x 10'-9"
Bedroom 4	3.65 max x 3.40 max	11'-11" max x 11'-1" max
Bedroom 5	2.60 max x 3.30 max	8'-6" max x 10'-9" max
Bathroom	2.25 x 3.30	7'-4" x 10'-9"



9, Southside Farm

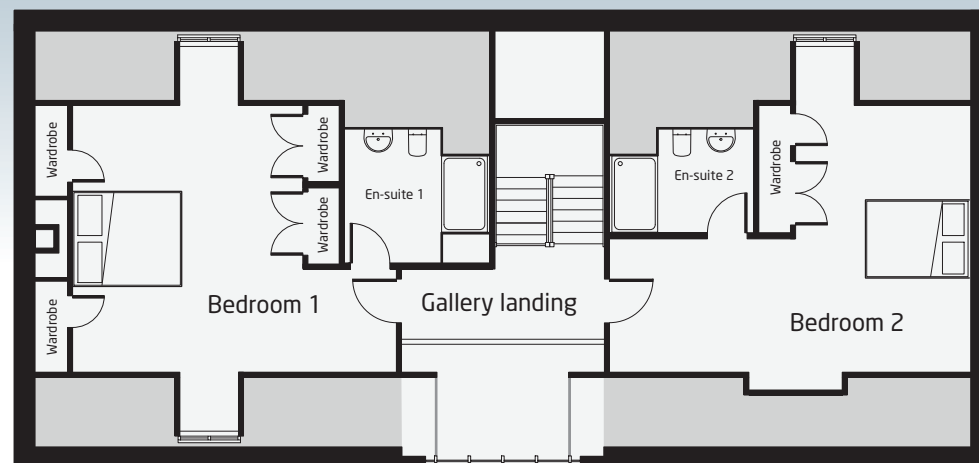
A classic contemporary four bedroom barn style house



Ground Floor

	Metric (metres)	Imperial
Hallway	7.60 max x 3.95 max	24'-11" max x 12'-11" max
Kitchen / Dining / Living room	8.70 max x 7.95 max	28'-6" max x 26'-0" max
Bathroom	2.90 max x 2.35 max	9'-6" max x 7'-8" max
Utility	2.10 x 1.60 max	6'-10" x 5'-2" max
Bedroom 3	4.20 x 3.80 max	13'-9" x 12'-5" max
Bedroom 4	3.00 x 3.95	9'-10" x 12'-11"
Double garage	5.75 x 5.95	18'-10" x 19'-6"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



First Floor

	Metric (metres)	Imperial
Bedroom 1	6.30 max x 4.10	20'-8" max x 13'-5"
Bedroom 1 en-suite	2.70 max x 2.20 max	8'-10" max x 7'-2" max
Bedroom 2	6.80 max x 4.10 max	22'-3" max x 13'-5" max
Bedroom 2 en-suite	2.70 max x 1.75 max	8'-10" max x 5'-8" max



Southside Farm – Specifications



Finishes

Constructed using a mixture of stone, brick and a low maintenance external cladding system with a variety of roofing tiles to reflect the architecture of Corston, these new homes have been built to Hills' exacting standards combining modern methods with traditional materials.

Kitchens and bathrooms

The heart of any home is a sociable kitchen with space for family and friends to meet, chat, cook, eat and entertain. These homes feature bespoke kitchens individually designed to maximise their space and layout and feature integrated appliances for a sleek, clean finish. The bathrooms are no less striking with contemporary white sanitary ware and stylish chrome taps and shower fittings, complemented by the latest British Ceramics floor and wall tiling.

Heating and electrics

Individually designed lighting and heating systems ensure the most economical and sustainable use of energy. Full of the features you would expect with plenty of double sockets throughout and downlights to kitchens, bathrooms and en-suites. High efficiency gas fired boilers provide central heating and hot water, supplying individually controlled thermostatic radiators to the first floor and underfloor heating throughout the ground floor, to allow flexibility in the heating of your new home.

Bathrooms and en-suites are also fitted with heated chrome towel rails. Combined with the use of the best quality materials and systems available, these contribute towards providing economical, sustainable and efficient modern living.

Safe and sound

With Hills Homes, safety is paramount and the systems are enhanced by mains operated smoke detectors, carbon monoxide alarms and a heat detector in the kitchen too. External doors feature multipoint locking and front doors include an eye viewer and security chain.

Your new Hills home will ensure a warm, safe, low energy, sustainable living space for you and your family, built with care and attention to provide the best of contemporary convenience with traditional character and excellent build quality. We don't just build houses, we build homes.



Award winning developers



Hills Homes has established a strong reputation for building high quality homes on carefully selected sites. From bespoke country homes on the edge of sought after villages to major urban developments, Hills brings individual quality to each of its developments, creating homes which sit comfortably in their environment.

This unique characteristic has earned a number of Hills Homes' developments recognition at both regional and national industry awards.

Hills Homes believes that its greatest strength lies in its staff – a talented and tight-knit team which prides itself on close attention to detail throughout design,

construction and after sales. This process sees the inclusion of traditional building skills and craftsmanship in harmony with modern technology.

Combined with the use of the best quality materials and systems available, these contribute towards providing economical, sustainable and efficient modern living. Under the SAP/EPC methodology these homes achieve good to very good ratings for current performance in terms of energy efficiency and environmental impact.

It is this approach which has earned Hills Homes exceptionally high satisfaction ratings amongst those who matter most – its customers.

Hills Homes cares passionately about the locations it operates in, and benefits the communities in these areas through contributions paid under planning obligation agreements.

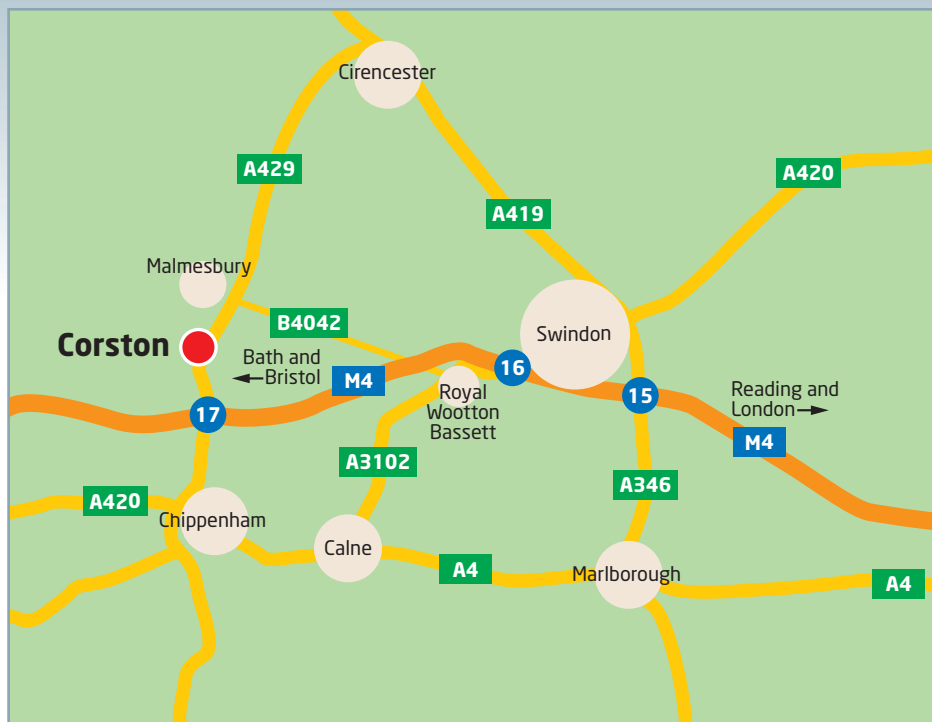
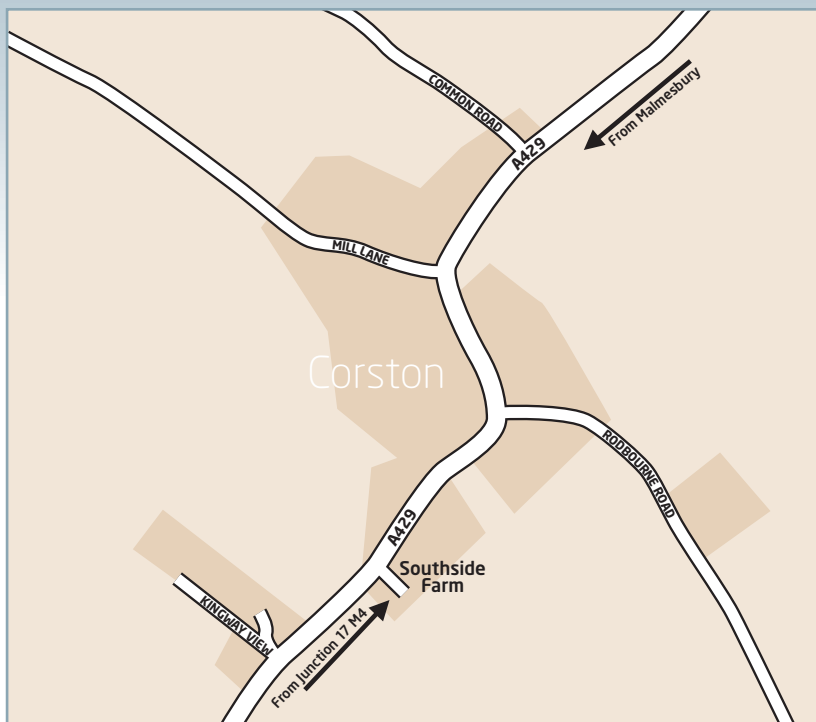
Support for wider community and environmental projects is provided through The Hills Group working in partnership with recognised charities. This support has seen millions of pounds provided to protect local wildlife habitats, create more community spaces and provide better access to outdoor areas for everyone to enjoy.







Southside Farm Corston



Directions from M4

- Leave the M4 at junction 17
- Take the exit onto A429 north towards Cirencester and Malmesbury
- Pass Hullavington Airfield on the left
- Continue north on A429
- When entering Corston, pass Kingway View on the left
- Southside Farm is on the right

Address

Southside Farm
Main Road
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Malmesbury
Wiltshire
SN16 0FL (use SN16 0HF for sat nav)



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