

HAWTHORN MEADOW

*An exclusive collection of 2, 3 and 4 bedroom homes
in Marlborough, Wiltshire*



GREENSQUARE
HOMES

Welcome to

HAWTHORN MEADOW

Hawthorn Meadow is an exclusive collection of 39 new homes in Marlborough, Wiltshire.

There are 2, 3 and 4 bedroom houses available for sale.

Choosing Hawthorn Meadow as your new home means you will be able to enjoy the best of town and country life, surrounded by beautiful Wiltshire countryside and located in the popular market town of Marlborough.



Raising Standards. Protecting Homeowners

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

While we are confident you will be happy with your home, each property has a two-year defect repair policy from the day you complete. In addition, each home comes with a 10-year NHBC structural warranty to give you extra peace of mind. GreenSquare Homes follows the Consumer Code; please ask your sales adviser for further information.

About us



We love the homes we build, and we are confident that you will love them too.

Our investment in your home started years ago. The journey from the drawing board to the plot on which it is built is the result of hundreds of hours – and decades of experience.

Although we are a relatively small developer, we pride ourselves on creating great places to live, in wonderful locations. We are a developer with integrity and part of the GreenSquareAccord group; our profits are reinvested into the charitable housing association part of the business to help provide affordable housing.

We are determined that our homes represent the best possible long-term investment for our buyers. That is why we build thoughtfully-planned developments, constructing each home with the greatest care.

We create homes that are practical, beautiful and affordable – each one is built by skilled tradespeople, to high quality standards. We build in context with surroundings and in a style inspired by local heritage and building traditions.

You can be assured that each stage of building is signed off by internal and independent inspectors, and no home is handed over until we are sure that it has been completed to our high standards. Carefully chosen specifications mean that each product we use is attractive, practical and long lasting.

Our commitment to you is to be straightforward, honest and transparent; our team will communicate clearly with you and offer you support throughout the process, before and after you have moved into your home.



Marlborough is an attractive market town in Wiltshire on the Old Bath Road, the old main road from London to Bath. The town is on the River Kennet, 24 miles north of Salisbury and 10 miles southeast of Swindon.

The town is known for its broad High Street, the second widest in England, and for its large number of attractive 17th-century buildings. The town's name is thought to have come from the word 'marl', a medieval term for the chalk that underlies the town.

Much of its great natural beauty is environmentally protected and it offers the discerning visitor a unique blend of modern attractions and facilities. The High Street is lined on both sides with characterful old buildings housing an array of high quality shops. On Saturdays and Wednesdays the High Street hosts a market selling all kinds of things from locally produced meat and vegetables, to pots, plants, pashminas and pottery. A number of continental markets also descend on the town, mainly in the summer months.

The town displays the confidence of wealth from times past, yet today remains vibrant and progressive with its own chic café culture and many independent shops.

Also on Marlborough's High Street is St Peter's Church, now a community centre with an arts gallery and café. At certain times visitors can enjoy a tower tour for great views over the town.

A boutique cinema is due to open later in 2021, adding to an already lively entertainment scene. There are all sorts of events for local residents and visitors alike. The traditional Mop Fairs held in October always bring in the crowds. Another draw is the annual Marlborough Literature Festival, an increasingly important event with something interesting for all ages, and the Marlborough College Summer School, which draws lots of people to the town. Another popular annual event is the

Marlborough

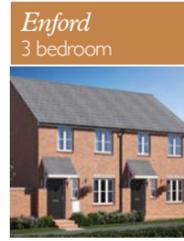
Marlborough Open Studios, usually held over several weekends in July, where local artists open up their studios, both in Marlborough and the neighbouring areas.

Immediately south and south-east of Marlborough stretches Savernake Forest, the former royal hunting forest established by William the Conqueror. A network of walking trails dissect the forest, including the Grand Avenue, laid out by Capability Brown for the owners of Tottenham House, a stately home at the south-eastern extremity of the forest. Head here during late spring for the bluebells and in autumn for the fantastic colours. Savernake is known for its ancient oak trees, including the Big Belly Oak, thought to be as much as 1,100 years old.

The North Wessex Downs Area of Outstanding Natural Beauty encompasses much of the countryside around Marlborough and there are ample walking and cycling routes throughout this area.



Plots: 23 24



Plots: 25 31 32



Plots: 15



Plots: 4 28 29



Plots: 2 5 10
12 16 17
27



Plots: 3 8 13
14 26 30



Plots: 1 6 7
9 11 18

- Outright sale
- Shared ownership (part buy, part rent)

Plots 19-22 and 34-39 are homes for affordable rent

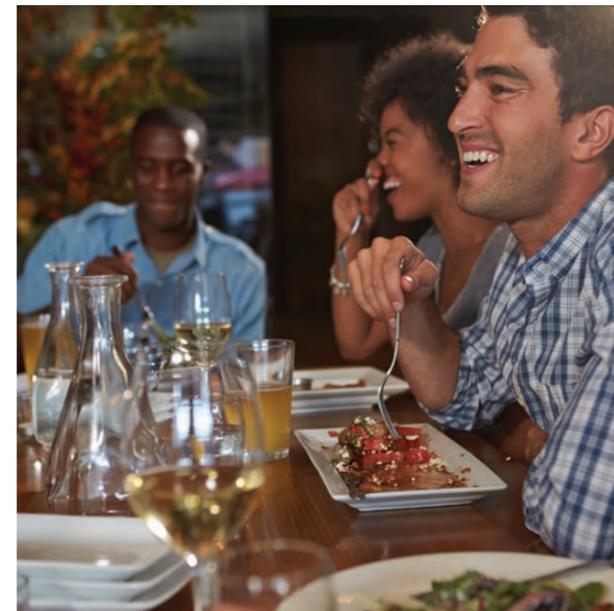
Plot 33 is a shared ownership one off house type - please ask your sales advisor for details

Hawthorn Meadow Site plan



This illustration is indicative only. The layout and boundary lines of the completed development may differ from this plan. Final landscaping details will be confirmed as part of the sales process.

The region



Pewsey, the village which sits in the heart of the famous and beautiful Pewsey Vale, is a 15-minute drive to the south of Marlborough. And drive west from Marlborough for 25 minutes or so and you'll find the historic market town of Devizes. Ramsbury and Aldbourne lay to the north east of Marlborough and the pleasant town of Hungerford is due east and a 20-minute drive along the A4.

The large towns of Swindon, Newbury and Chippenham are not much more than half an hour from Marlborough. Along with their excellent transport links, these are also home to many national shopping chains and a wide range of entertainment venues including cinemas and theatres.

If you like to make contact with nature every now and then, then you might find a picnic in order at nearby Postern, or the beech trees of West Woods in nearby Lockeridge.

Less than 15 minutes west of Marlborough is the World Heritage Site of Avebury. The village of Avebury grew up partly inside a Bronze Age henge, or earthwork bank and ditch. The henge forms part of a huge complex of prehistoric sites including several stone circles, a stone avenue, and other ancient ceremonial sites.

Near Avebury is Silbury Hill, the largest manmade

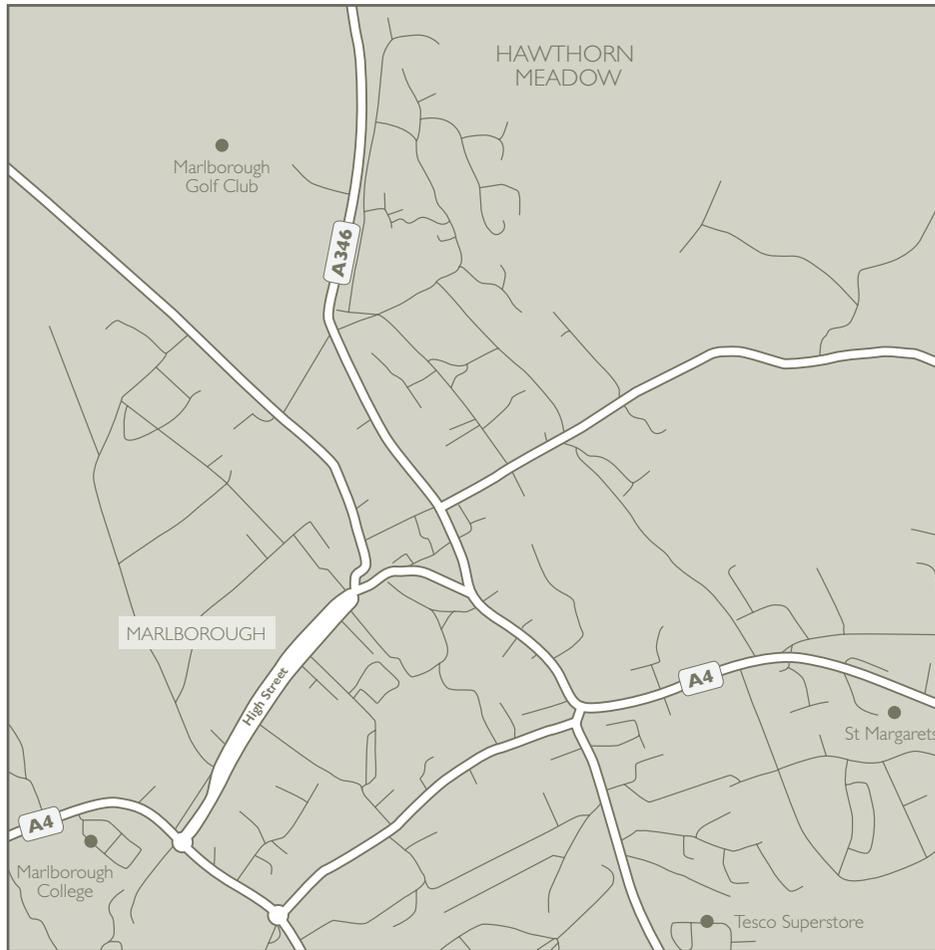
structure in Europe (in terms of volume) and larger than the Great Pyramid. This strange conical hill rises from the level plain like a beacon. Archaeologists have been unable to find any burials, so we are left to assume that it fulfilled a ceremonial function, but no one knows exactly what that function was.

Fyfield Down National Nature Reserve, just over a mile away, consists of 800 acres of undulating, hilly land, underlain by chalk and offering a diverse range of wildflowers and good long distance views. Stones from this location were used as a source for many of the Neolithic monuments in this part of the country, including

Stonehenge. The Down is also a Site of Special Scientific Interest, for the geological features and also for the vegetation, which includes a wide range of lichens, growing on the stones.

Pewsey Downs is the other nature reserve nearby with its wonderful sweep of chalk located to the north of the Pewsey Vale. The reserve covers three hills and includes Alton Barnes chalk white horse cut into the hillside. The reserve offers great opportunities for wildlife photography with landscape views stretching across the Vale of Pewsey to Salisbury Plain. It is also home to the Sarsen stones, known locally as 'Grey Weathers'.

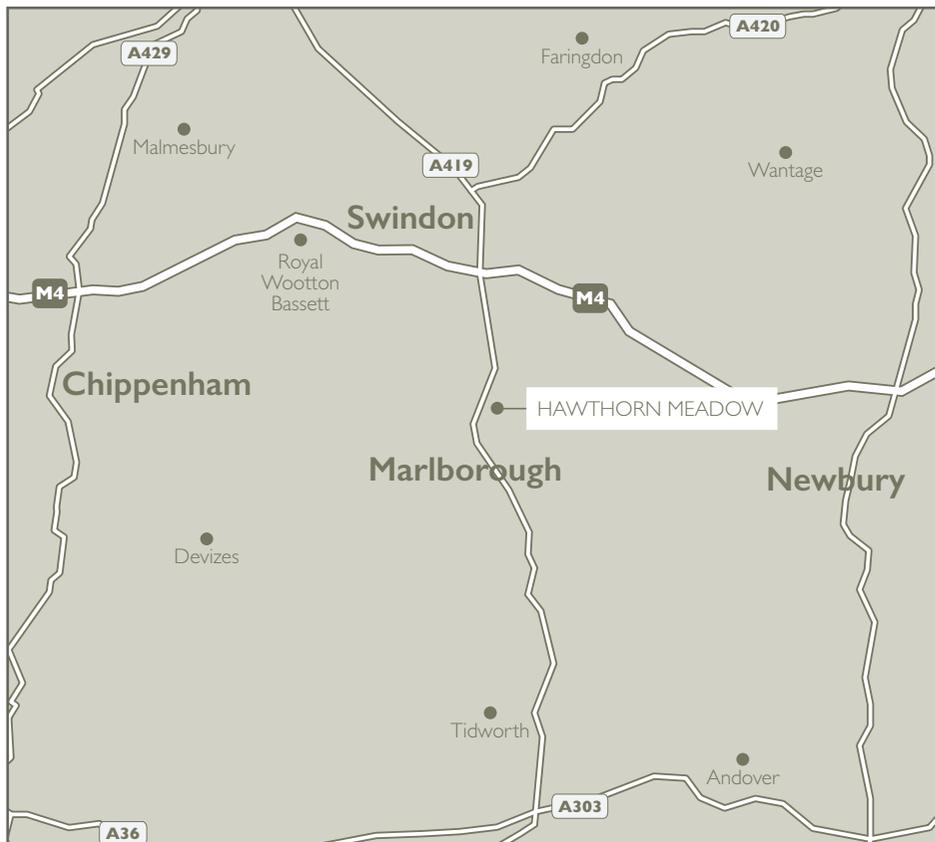
Location and approximate distances to local amenities



The nearest bus stop is a 4 minute walk away at Rogers Meadow where the 217 bus route leaves regularly throughout the day.

Marlborough town centre is 1 mile away and will take about 10 minutes by bus or a 20minute walk.

Nearest bus stop	0.2 miles
Mace convenience store	0.4 miles
Esso (petrol station)	1 mile
Marlborough town centre	1 mile
Waitrose	1 mile
Tesco Superstore and petrol station	1.4 miles
Marlborough medical practice	1.2 miles
Savernake Hospital, Marlborough	2 miles
Great Western Hospital, Swindon	9 miles
Marlborough rugby football club	0.8 miles
Marlborough golf club	0.7 miles
Marlborough leisure centre	1.6 miles



Bedwyn train station	7 miles
Pewsey train station	7 miles
Swindon	13 miles
Newbury	20 miles
Salisbury	24 miles
Cirencester	29 miles
Chippenham	30 miles
Cheltenham	43 miles
Gloucester	46 miles
Bristol	49 miles
Central London	78 miles

All information correct at time of printing; distances given are approximate.

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General disclaimer

Hawthorn Meadow is a marketing name only. These details are intended as just a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from the architects plans. House types can change during construction, but final drawings are available to inspect on site. Any items ordered to size should use measurements taken from the completed property. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. No employee of GreenSquareAccord or its agents is authorised to make or give any warranty or representation about these properties.

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