



THE OLD ORCHARD

— CHRISTIAN MALFORD —



SPIRE HOUSE

— DEVELOPMENTS —

THE OLD ORCHARD

CHRISTIAN MALFORD

AN EXCLUSIVE SELECTION
OF JUST 5 NEW PROPERTIES
NESTLED IN THE HEART OF THE
WILTSHIRE COUNTRYSIDE

Situated within the charming village of Christian Malford, The Old Orchard enjoys the best of both worlds – country living at its finest, with direct links to London Paddington, the M4 and the stunning surrounding countryside. Whether you fancy a stroll along the River Avon, or a shopping spree in Bath, both are possible within the same weekend at The Old Orchard.

All interiors have been thoughtfully selected to ensure not only a chic and stylish aesthetic, but to also provide a comfortable and classic home.

SPECIFICATION INCLUDES:

- Howdens kitchen with colour options
- Real oak worktops
- Induction hob
- Electric oven
- Integrated appliances including washing machine, tumble dryer and washer/dryer
- Heated towel rails
- Slimline shower trays
- Waterfall showers
- Heritage taps
- Fibre optic broadband
- Air source heat pump
- Engineered oak flooring
- High quality carpets included
- Stylish colour palette
- Thoughtfully designed layouts

THE OLD ORCHARD, CHRISTIAN MALFORD
ALL PLOTS



HOUSE TYPE 1

3 BEDROOM DETACHED HOUSE



GROUND FLOOR
PLOT 1



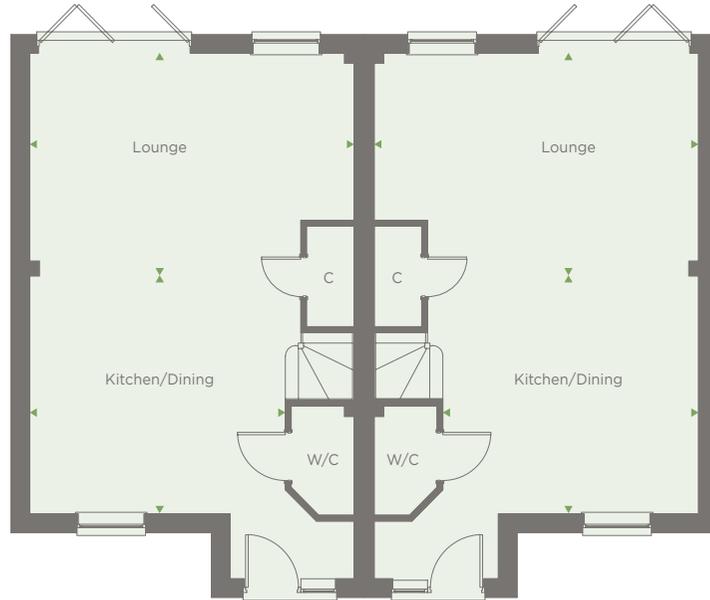
ATTIC FLOOR
PLOT 1

Lounge	5.9m x 3.2m	19'4" x 10'6"
Kitchen/Dining	5.6m x 3.7m	18'4" x 12'2"
Utility	1.8m x 1.8m	5'11" x 5'11"
Master Bedroom	4.8m x 3.7m	15'9" x 12'2"
Bedroom 2	4.0m x 2.8m	13'1" x 9'2"
Bedroom 3	3.4m x 2.7m	11'2" x 8'10"

Floor plans & dimensions are for guidance only and may be subject to revision during construction.
C - Cupboard. E/S - En suite. W/C - Water closet. Velux window indicated by ----. Dimensions taken from ►

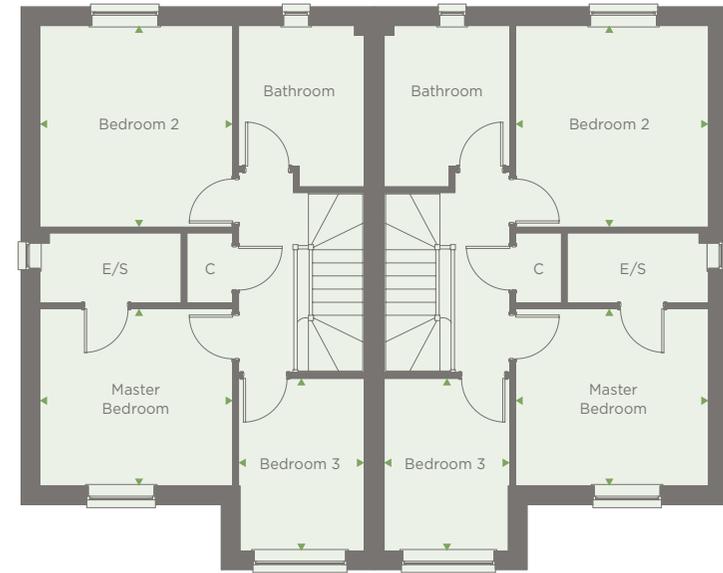
HOUSE TYPE 2

3 BEDROOM SEMI-DETACHED HOUSE



GROUND FLOOR
PLOT 3

GROUND FLOOR
PLOT 2



FIRST FLOOR
PLOT 3

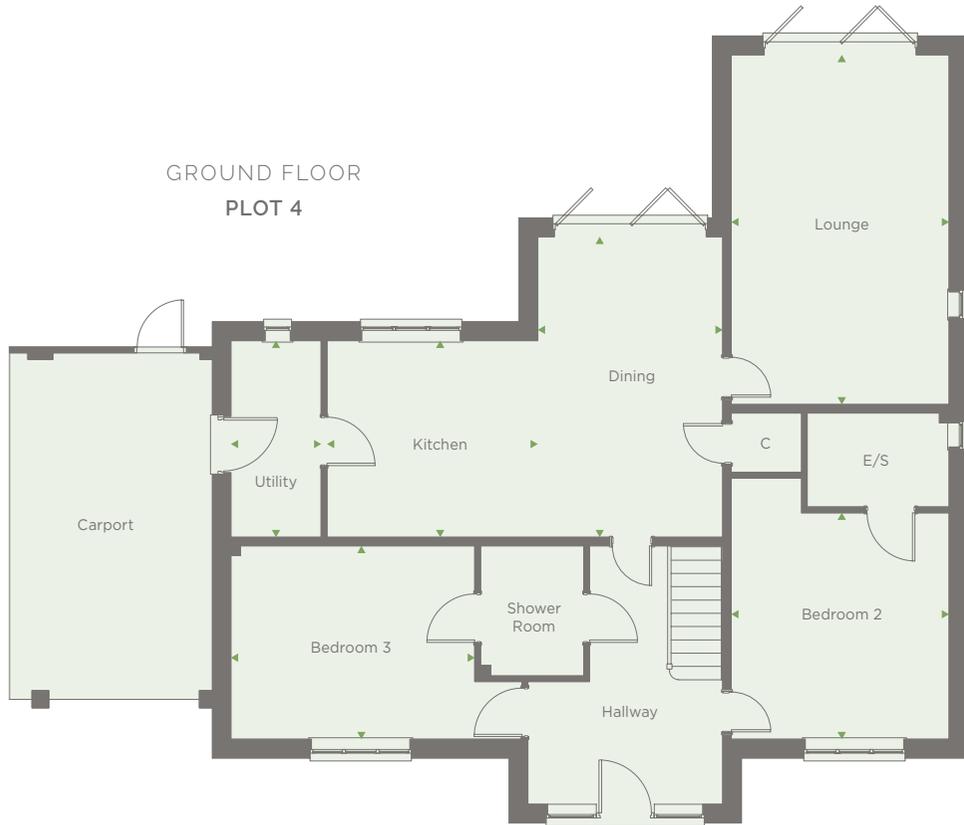
FIRST FLOOR
PLOT 2

Lounge	5.7m x 3.8m	18'8" x 12'6"
Kitchen/Dining	4.5m x 4.1m	14'9" x 13'5"
Master Bedroom	3.4m x 3.1m	11'2" x 10'2"
Bedroom 2	3.5m x 3.4m	11'6" x 11'2"
Bedroom 3	3.0m x 2.2m	9'10" x 7'3"

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HOUSE TYPE 3

3 BEDROOM DETACHED HOUSE



Lounge	6.1m x 3.8m	20'0" x 12'6"
Kitchen	3.7m x 3.4m	12'2" x 11'2"
Dining	5.2m x 3.2m	17'1" x 10'6"
Utility	3.4m x 1.6m	11'2" x 5'3"
Master Bedroom	4.7m x 3.9m	15'5" x 12'10"
Dressing Room	4.7m x 2.6m	15'5" x 8'6"
Bedroom 2	3.9m x 3.8m	12'10" x 12'6"
Bedroom 3	4.3m x 3.3m	14'1" x 10'10"

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C - Cupboard. E/S - En suite. W/C - Water closet. Velux window indicated by ----. Dimensions taken from ►

THE OLD ORCHARD, CHRISTIAN MALFORD
PLOTS 1, 2 & 3 (from R-L)



HOUSE TYPE 4

3 BEDROOM DETACHED HOUSE



Lounge	5.2m x 3.2m	17'1" x 10'6"
Kitchen	4.5m x 4.3m	14'9" x 14'1"
Dining	5.2m x 3.7m	17'1" x 12'2"
Utility	2.5m x 2.2m	8'2" x 7'3"
Master Bedroom	3.7m x 3.3m	12'2" x 10'10"
Dressing Room	3.7m x 2.7m	12'2" x 8'10"
Bedroom 2	3.5m x 3.3m	11'6" x 10'10"
Bedroom 3	5.2m x 2.8m	17'1" x 9'2"

Floor plans & dimensions are for guidance only and may be subject to revision during construction.
C - Cupboard. E/S - En suite. W/C - Water closet. Velux window indicated by ----. Dimensions taken from ►

THE OLD ORCHARD, CHRISTIAN MALFORD
PLOTS 4 & 5 (from R-L)



SITE PLAN



The Old Orchard
Main Road
Christian Malford
Wiltshire

AN EXCLUSIVE SELECTION
OF JUST 5 NEW PROPERTIES
NESTLED IN THE HEART OF
THE WILTSHIRE COUNTRYSIDE

LOCATION MAP



DISTANCE & TRAVEL TIMES

By Car from The Old Orchard



By Train from Chippenham Station





Spire House Developments is an established property developer, operating primarily across the South of England. 'Spire' build and refurbish high quality homes, incorporating contemporary interior layouts with stylish finishes.

With over 25 years of experience, Spire House Developments deliver unique, exciting, luxurious homes.

THE OLD ORCHARD
CHRISTIAN MALFORD

RESERVE YOUR
HOME NOW,
FOR AS LITTLE
AS **£500**

FOR ALL ENQUIRIES

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— DEVELOPMENTS —