



CHANCELLOR'S FARM

STRATFORD-SUB-CASTLE

GREAT BRITISH HISTORY MEETS GREAT MODERN LIVING AT **CHANCELLOR'S FARM**

HAZELEY DEVELOPMENTS IS PROUD TO OFFER A UNIQUE OPPORTUNITY – THE CHANCE TO OWN A BRAND NEW, WONDERFULLY DESIGNED FAMILY HOME IN THE HISTORIC RURAL VILLAGE OF STRATFORD-SUB-CASTLE, NEAR THE MUCH SOUGHT-AFTER CITY OF SALISBURY.

AT HOME ON THE FARM

CHANCELLOR'S FARM IS AN EXCLUSIVE DEVELOPMENT OF ONLY FIVE TRADITIONAL, DETACHED HOMES IN THE CHARMING HISTORIC VILLAGE OF STRATFORD-SUB-CASTLE (JUST OVER A MILE FROM THE CENTRE OF SALISBURY).

Chancellor's Farm represents an almost unheard-of opportunity to acquire a brand new, modern home at the heart of the village, where contemporary building techniques have been used in a traditional style to sit seamlessly alongside characterful, period properties. Of the five homes on offer, one is a restoration of a Grade II listed building, retaining many original features, whilst being re-fitted as new, as you'd expect from a Hazeley-built home.

All of the homes at Chancellor's Farm have been individually designed by leading architects to achieve optimum functionality for a modern lifestyle. The generously proportioned homes provide quality living spaces that are flooded with natural light. The development comes with excellent sustainability credentials too, helping it blend seamlessly into this quiet, friendly community.

*Look out the window and
breathe in the space*



A VILLAGE ONE THOUSAND YEARS IN THE MAKING

STRATFORD-SUB-CASTLE IS A DELIGHTFUL ENGLISH VILLAGE WHICH HAS BEEN SHAPED BY OUR NATION'S HISTORY.

It sits to the north of Salisbury city centre, and is nestled between the River Avon and Old Sarum, a ruined Norman fort that was once one of the most important in England. Take a stroll and you'll see it's a village that simply oozes character, with its quaint thatched cottages, handsome Georgian brick and flint buildings, and the beautiful Grade I listed church of St. Lawrence, which dates back to the 13th century. It's no surprise that Britons have been inhabiting the village and its surrounds since the Bronze Age – it's the perfect location to build the perfect family home.

Whilst small, the local community is perfectly formed. For growing

families, the village has its own popular primary school. There's plenty to get involved with, whether it's the school PTA, the Stratford Guild who host a programme of talks, the Gardening Society, the Stratford Singers or the Band of Bell Ringers who age from nine to seventy.

Perfectly situated on the outskirts of Salisbury, you'll have everything you need on the doorstep, but the open water meadows and views across the Avon Valley make Stratford-sub-Castle feel like another world, and maybe even another time.



The perfect English village to call home

ROOMS WITH A VIEW

CHANCELLOR'S FARM IS COMPRISED OF FIVE SUMPTUOUS DETACHED FAMILY HOMES, ONE A REFURBISHED GRADE II LISTED GEORGIAN BUILDING.

In total, there are three 4 bedroom homes, and two 5 bedroom homes. Each stunning home is individually designed with the great attention to detail you'd expect from a brand new Hazeley-built home. The high specification kitchens provide fabulous spaces that form the heart of each home, with ample room for entertaining, dining and relaxing.

Open the glazed doors to the garden and bring the outdoors in. Look out of the bedroom window and take in the vista of the open water meadows and the Avon valley towards the spire of Salisbury in the distance.





Enjoy the buzz of the city from the tranquility of the countryside

SALISBURY. WHERE THE COUNTRYSIDE MEETS THE CITY

THE MAGNIFICENT CITY OF SALISBURY IS AFFECTIONATELY KNOWN AS 'THE CITY IN THE COUNTRYSIDE', AND YOU'LL SOON SEE WHY.

Surrounded by water meadows and vast stretches of fields, the journey into the city is almost as enjoyable as the experience that awaits. Salisbury has much to be proud of - the tallest spire in the country atop its Cathedral, the best preserved copy of the Magna Carta, mystical Stonehenge, a buzzing Arts scene, and an enticing variety of shops and restaurants. It's easy to see why Salisbury was named one of the world's 'Top 10 Cities to Visit' by Lonely Planet in 2015... and it's on your doorstep.

If you're a keen shopper, the city offers a truly unique shopping experience. In an irresistible Medieval setting, you'll find

high street favourites alongside independent boutiques. Salisbury has something to entertain the whole family: the award-winning Salisbury Museum, the Ageas Salisbury International Arts Festival that takes place every year, or the varied programme of events, from gigs to dance and lectures, at the Salisbury Playhouse, City Hall and Arts Centre.

To keep you refreshed, there are plenty of cafés, cosy tea rooms, restaurants and stylish bars to choose from. Try the historic Market Place, where traditional English eateries sit alongside international restaurants, and whether you'd prefer a pub with a garden or a ghost, Salisbury has it all.



WHERE TO NEXT?

CHANCELLOR'S FARM MAY BE AT THE HEART OF THE VILLAGE, BUT THE CITY IS JUST MOMENTS AWAY.

The A345 offers easy access to the centre of Salisbury in under ten minutes by car. Or should you wish to get the bike out of the garage, Salisbury's cycle lanes go in and around the city. A direct local bus service runs between Stratford-sub-Castle and the city centre in just fifteen minutes, and runs well into the evening.

For travelling further afield, Salisbury is ideally located for Bristol and

Bournemouth to the west, and Basingstoke, Winchester, Portsmouth and London to the east. You're also well connected for public transport. Salisbury was nicknamed "Gateway to the West" by the Victorians, as it boasts direct trains between London Waterloo and Exeter, Southampton and Cardiff.

For growing families, Stratford-sub-Castle has its own local village primary school. The nearest secondary school to the village is South Wilts Grammar School for Girls, situated a five-minute walk away and rated 'Outstanding' by Ofsted.

JOURNEYS BY CAR

2
MILES | SALISBURY RAILWAY STATION

25
MILES | SOUTHAMPTON AIRPORT

25
MILES | WINCHESTER

51
MILES | BRISTOL

JOURNEYS BY TRAIN

90
MINS | SALISBURY TO LONDON WATERLOO

29
MINS | SALISBURY TO SOUTHAMPTON

68
MINS | SALISBURY TO BRISTOL



*City by day,
quiet by night*



CHANCELLOR'S FARM

STRATFORD-SUB-CASTLE

AN EYE FOR DETAIL

EVERY DETAIL OF THE DESIGN HAS BEEN CAREFULLY CONSIDERED TO MAXIMISE THE PEACE AND PRIVACY THAT THIS LOCATION AFFORDS.

Chancellor's Farm is set in the heart of the Avon Valley, in a spot that enjoys sun throughout the day. The quiet, private development is not overlooked so you won't be disturbed - not even by prevailing winds, because we've made sure each property is well sheltered.

The Hazeley architects drew inspiration for their designs from the local village, paying homage to the materials and rooflines already in residence here. So when you move in to your new home, it will already feel like part of the village.

The subtle palette of colours gives the development a traditional feel, and allows our feature design elements, such as flint walls

and natural timber cladding, to really make a statement.

Each home is well spaced within its plot, giving each one room to breathe. Equal consideration has been given to vehicle parking with four of the homes benefitting from a double garage.

If you're a lover of the outdoors, each property comes with its own generous garden. We've designed a landscape that creates an informal countryside setting, which is completely adaptable - and perfect for everything from a game of football to a garden party. Mature trees help Chancellor's Farm feel established, while wildflower meadows remind you how close you are to nature.

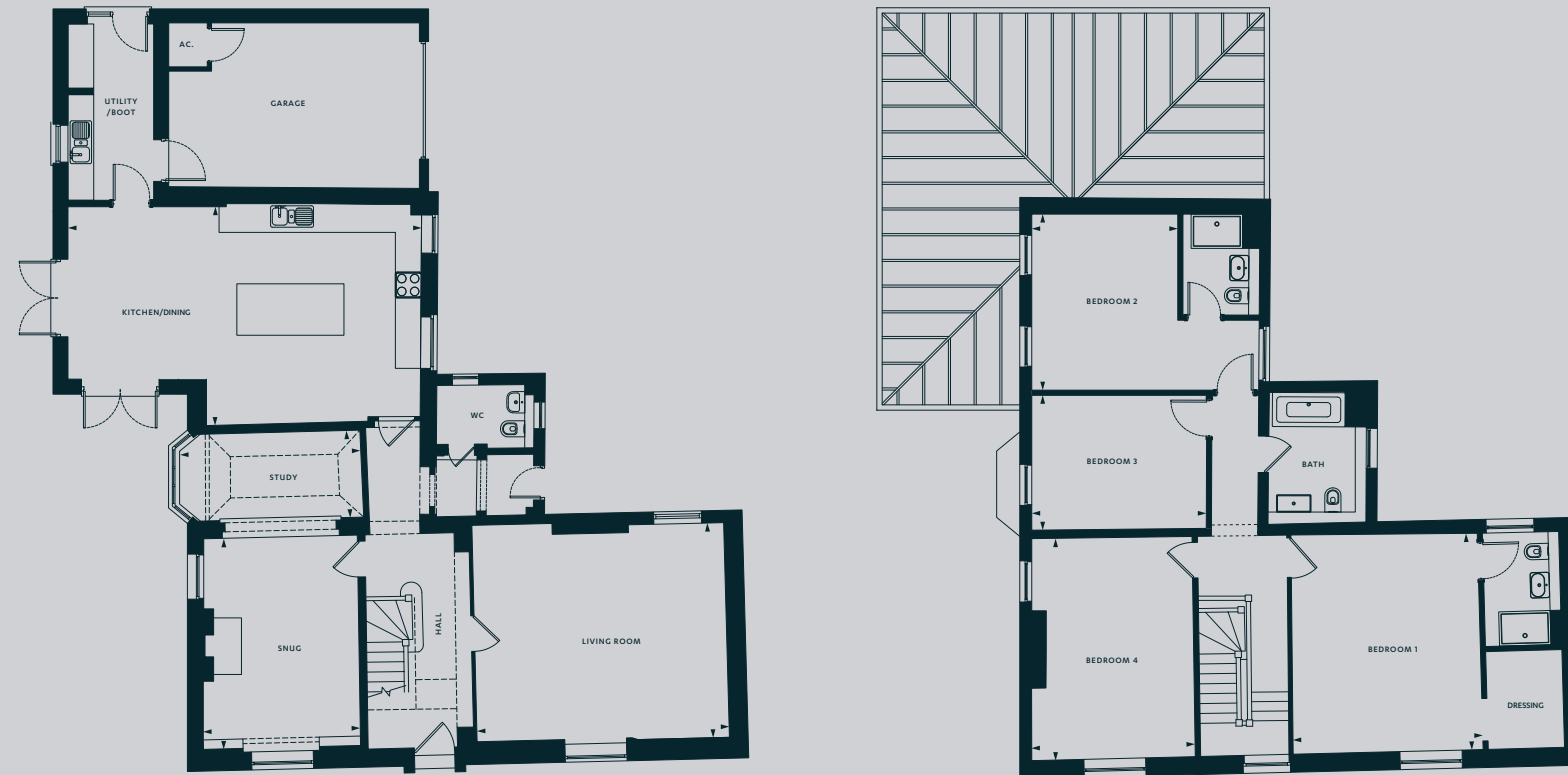


- 01 ORCHARD HOUSE
- 02 THE PARRY
- 03 THE DOWNTON
- 04 THE BLAKE
- 05 THE COLLIS

ORCHARD HOUSE

A FOUR BEDROOM REFURBISHED HOME

TOTAL FLOOR AREA: 268 M² / 2,891 SQ FT



GROUND FLOOR

Living Room	5.88m x 5.01m	19'4" x 16'5"
Kitchen and Dining	8.25m x 5.10m	27'1" x 16'9"
Snug	3.66m x 4.91m	12'0" x 16'1"
Study	4.20m x 2.03m	13'10" x 6'8"

FIRST FLOOR

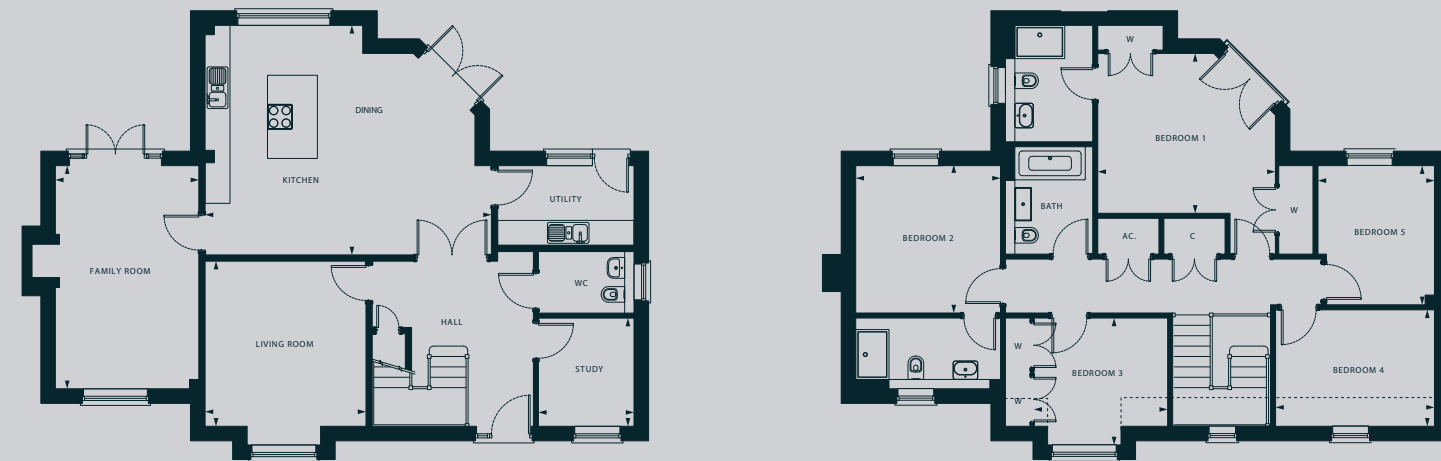
Bedroom 1	4.43m x 5.05m	14'7" x 16'7"
Bedroom 2	3.40m x 4.10m	11'2" x 13'6"
Bedroom 3	4.07m x 3.14m	13'4" x 10'4"
Bedroom 4	3.81m x 5.18m	12'6" x 17'0"



THE PARRY

A FIVE BEDROOM HOME

TOTAL FLOOR AREA: 208 M² / 2,248 SQ FT



GROUND FLOOR

Living Room	3.97m x 3.87m	13'0" x 12'8"
Kitchen and Dining	5.52m x 6.88m	18'1" x 22'7"
Family Room	5.36m x 3.45m	17'7" x 11'4"
Study	2.60m x 2.30m	8'6" x 7'7"

FIRST FLOOR

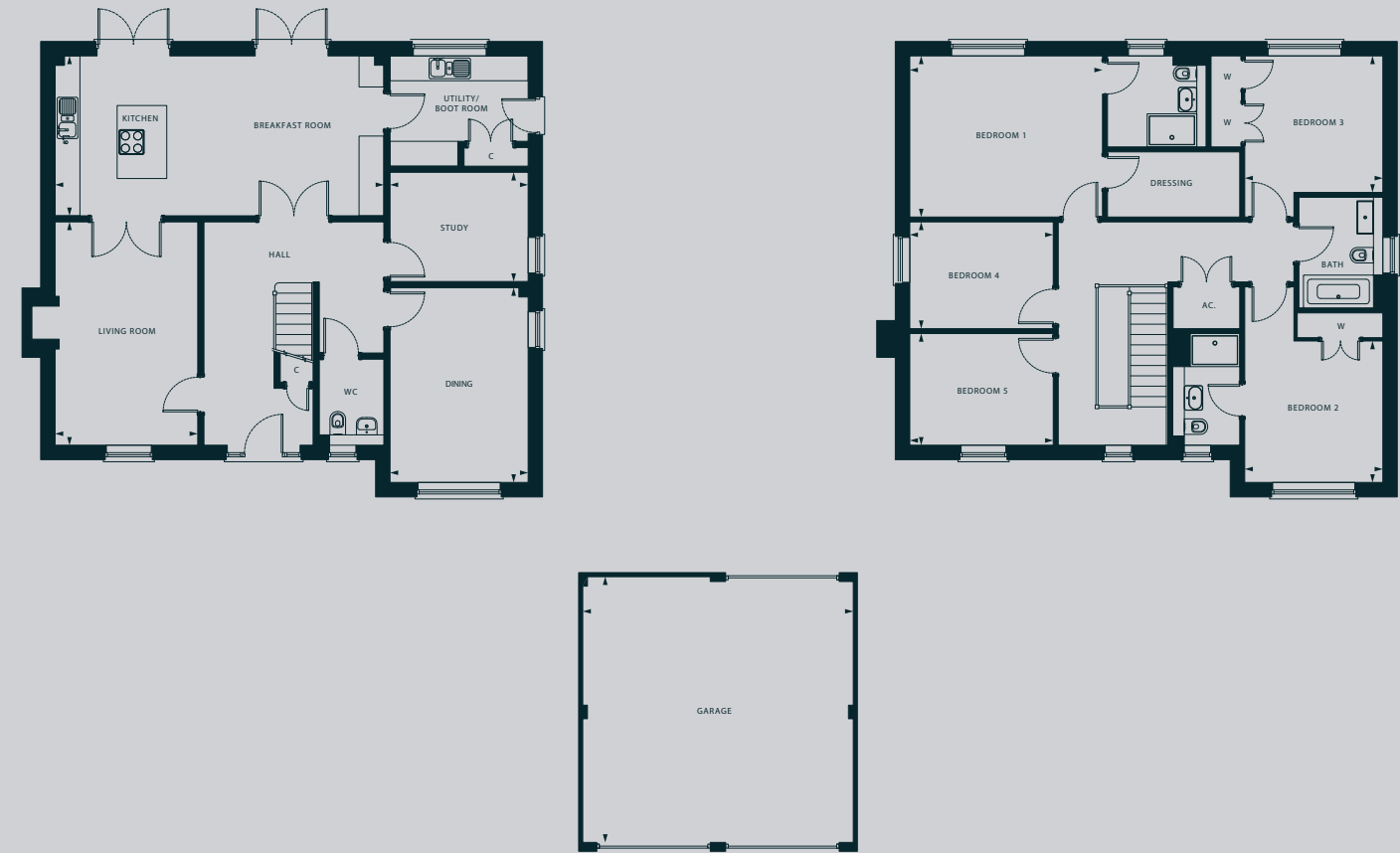
Bedroom 1	3.84m x 4.27m	12'7" x 14'0"
Bedroom 2	3.56m x 3.48m	11'8" x 11'5"
Bedroom 3	3.05m x 3.22m	10'0" x 10'7"
Bedroom 4	2.80m x 3.82m	9'2" x 12'6"
Bedroom 5	3.34m x 2.80m	11'0" x 9'2"



THE DOWNTON

A FIVE BEDROOM HOME

TOTAL FLOOR AREA: 222 M² / 2,395 SQ FT



GROUND FLOOR		
Living Room	5.40m x 3.45m	17'9" x 11'4"
Kitchen/Breakfast	3.86m x 7.95m	12'8" x 26'1"
Dining Room	4.71m x 3.34m	15'5" x 10'11"
Study	2.64m x 3.34m	8'8" x 10'11"

FIRST FLOOR		
Bedroom 1	3.89m x 4.66m	12'9" x 15'4"
Bedroom 2	3.42m x 3.34m	11'3" x 10'11"
Bedroom 3	3.30m x 3.34m	10'10" x 10'11"
Bedroom 4	2.58m x 3.47m	8'6" x 11'5"
Bedroom 5	2.70m x 3.47m	8'10" x 11'5"

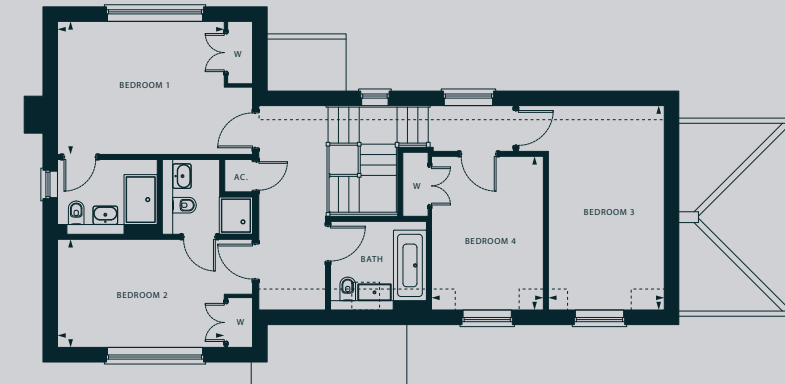
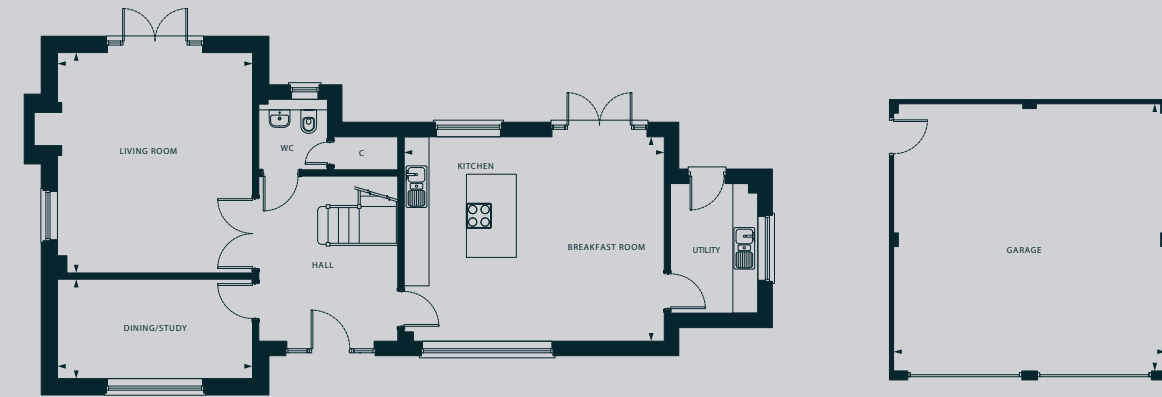
GARAGE		
Garage	6.42m x 6.54m	21'11" x 21'5"



THE BLAKE

A FOUR BEDROOM HOME

TOTAL FLOOR AREA: 180 M² / 1,946 SQ FT



GROUND FLOOR

Living Room	5.30m x 4.69m	17'5" x 15'5"
Kitchen/Breakfast	4.91m x 6.25m	16'2" x 20'6"
Dining/Study	2.39m x 4.69m	7'10" x 15'5"

FIRST FLOOR

Bedroom 1	3.20m x 4.01m	10'6" x 13'2"
Bedroom 2	2.60m x 4.01m	8'6" x 13'2"
Bedroom 3	4.91m x 2.78m	16'2" x 9'2"
Bedroom 4	3.69m x 2.69m	12'1" x 8'10"

GARAGE

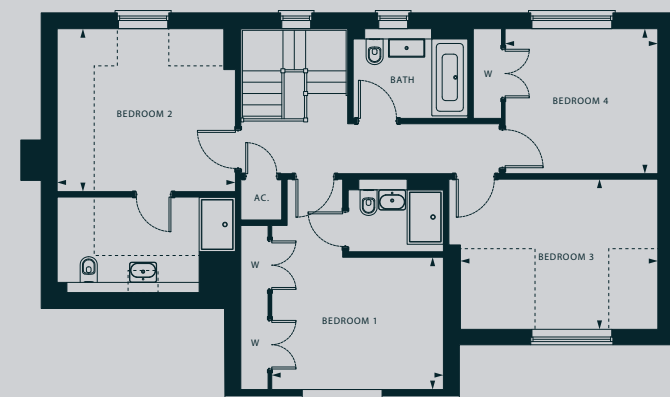
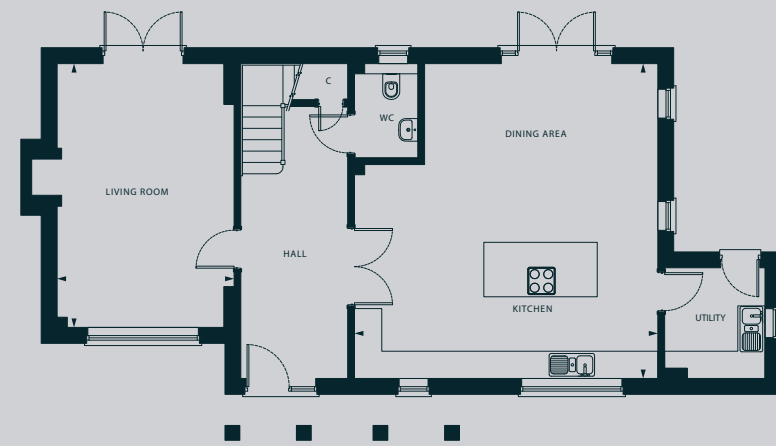
Garage	6.42m x 6.54m	21'1" x 21'5"
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THE COLLIS

A FOUR BEDROOM HOME

TOTAL FLOOR AREA: 184 M² / 1,987 SQ FT



GROUND FLOOR

Living Room	5.81m x 3.90m	19'1" x 12'10"
Kitchen/Dining	6.94m x 6.68m	22'9" x 21'11"

FIRST FLOOR

Bedroom 1	2.91m x 3.78m	9'7" x 12'5"
Bedroom 2	3.59m x 3.93m	11'9" x 12'11"
Bedroom 3	3.31m x 4.35m	10'10" x 14'3"
Bedroom 4	3.19m x 3.36m	10'6" x 11'1"



STEP INSIDE

EACH CONTEMPORARY KITCHEN/DINING GARDEN ROOM IS FINISHED TO THE HIGHEST SPECIFICATION.

If you like to be kept warm and cosy, the underfloor heating in the kitchen means you'll never have to step on a cold kitchen tile on a winter's morning again. Evenings are for snuggling up, courtesy of the wood burning stove fitted in the comfortable and spacious lounge.

In the kitchen you'll find a comprehensive range of fitted appliances, which means you're well equipped to tackle those domestic chores, while the kitchen remains smart and sleek.



SPECIFICATION

Kitchen and Utility

- Shaker style furniture comprising a range of base and wall units with stone work surfaces, upstands and an undermounted stainless steel sink.
- Neff appliances including oven, microwave, fridge freezer, dishwasher, gas hob and extractor.
- Large format tiling to floors.

Bathroom, En-suite and Cloakroom

- Contemporary white sanitary ware.
- Chrome brassware throughout.
- Heated towel rails.
- Large format tiling to floors and walls.

Electrical Installation

- Down lights and pendants throughout.
- TV points to all Bedrooms.
- Media points (TV, telephone, data & Sky+) to Living Room/Family Room, Kitchen/Dining and Master Bedroom.
- Shaver point to Bathroom and En-suite.
- Mains fed smoke alarms and CO detector.
- Mains fed heat detector to kitchen.

- Intruder alarm with PIR motion detectors.
- External lighting to each home and the development.

Heating and Hot Water

- Gas fired central heating and hot water system provided by energy efficient boiler and cylinder.
- Underfloor heating throughout the ground floor of each home (plots 2-5 only).
- Radiators and heated towel rails throughout the first floor of each home, and radiators to the ground floor of plot 1 only.
- Thermostatic valves provided to all radiators.
- Wood burning stove to Living Room (plots 2, 3, 4 & 5 only).

Decoration and Finish

- All internal walls finished in matt emulsion.
- Profiled skirting and architraves finished in white eggshell.
- Oak veneer internal doors.
- Brushed stainless steel ironmongery throughout.
- Fitted wardrobe/dressing area to Master Bedroom.

- Carpet to bedrooms and living areas, hall, landing and stairs.

Externals

- Paving to all terraces and paths.
- Front and rear gardens are laid to lawn with close board fencing to boundaries.
- An external tap is provided for each home.

General

- A 10 year NHBC Buildmark Warranty (Plots 2-5 only).
- Residents Management Company to maintain the main access road.
- Optional Sky+ package for TV, telephone and broadband.



A LITTLE BIT ABOUT US

HAZELEY DEVELOPMENTS IS A LOCAL FAMILY-RUN BUSINESS WITH CONSIDERABLE EXPERIENCE IN BUILDING HIGH-QUALITY RESIDENTIAL DEVELOPMENTS.

Being a close-knit team, for us building homes is a very personal matter as we always have the end customers at the forefront of our minds, whether it's for small exclusive ventures or larger scale schemes.

We work hard to ensure that our designs optimise space and light. Our building materials are selected with an emphasis on quality and sustainability. State-

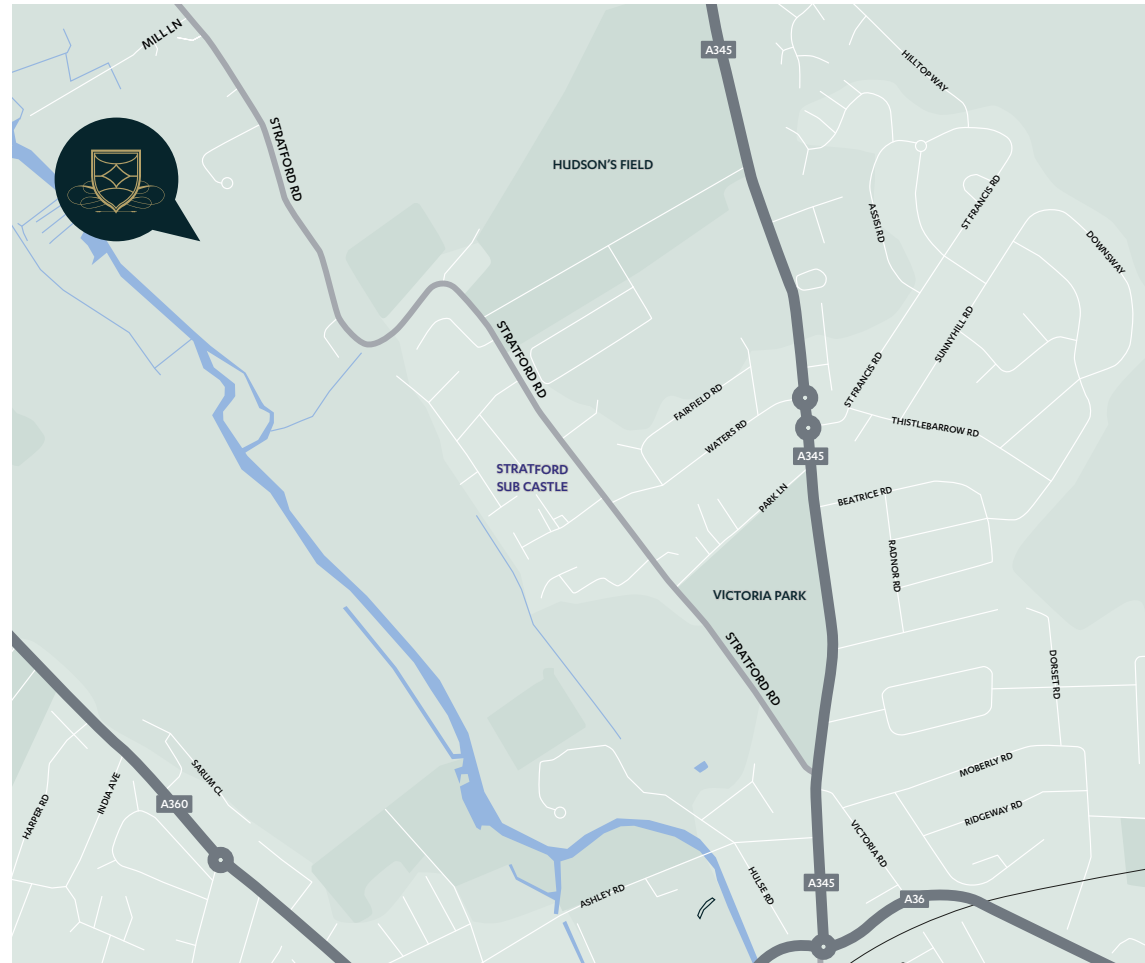
of-the-art methods are combined with traditional values, so our craftsmen ensure every home we build meets our high expectations.

The care and attention to detail we put into each home doesn't end once the keys are in your hand, either. We take great pride in continuing the same level of dedication as part of our after sales commitment to all our new homeowners.



HOW TO FIND CHANCELLOR'S FARM

WE LOOK FORWARD TO WELCOMING YOU.
YOU'LL FIND US AT STRATFORD ROAD, SALISBURY, SP1 3LG.



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Registered House Builder

HAZELEY
DEVELOPMENTS