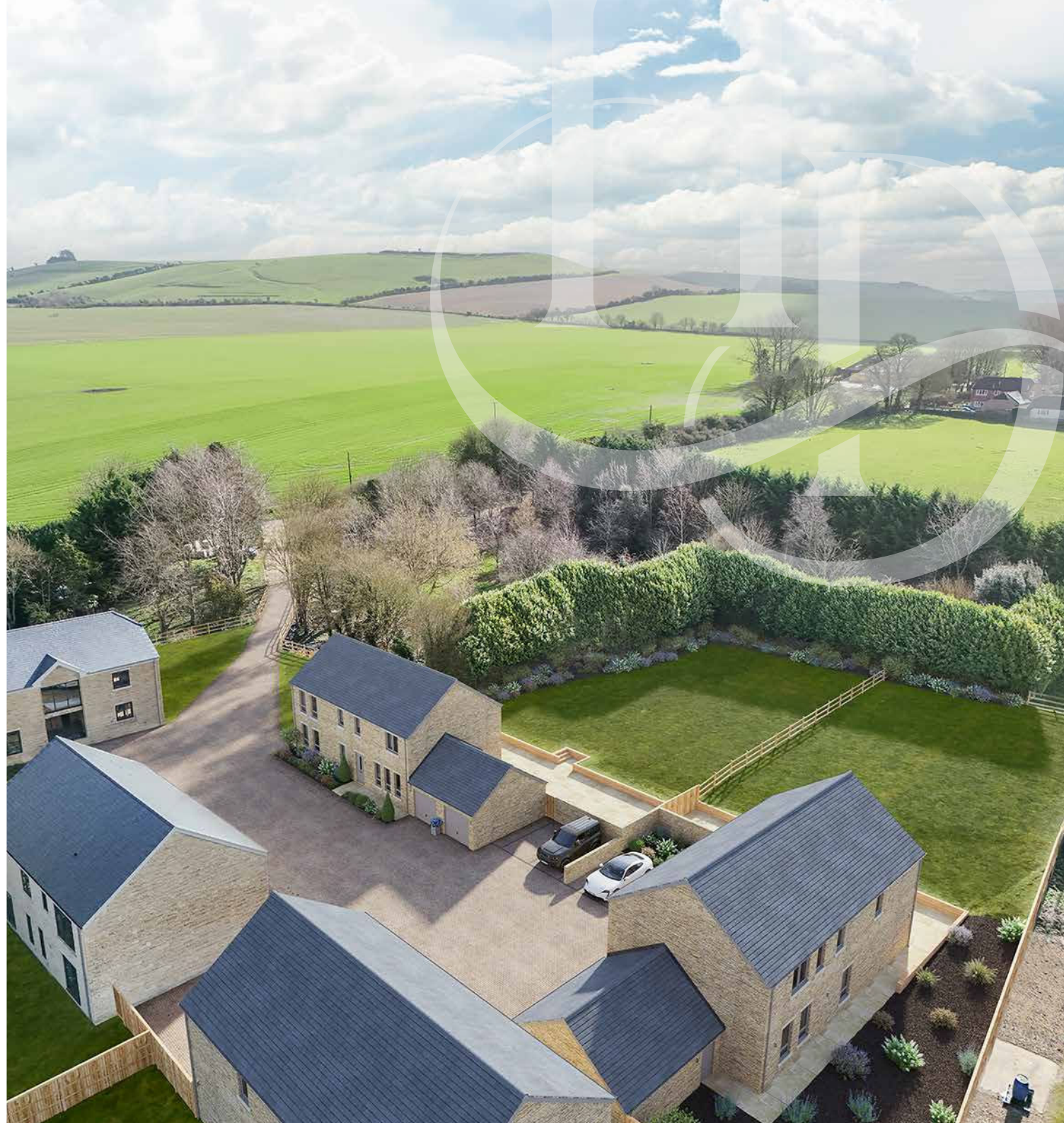




HAMPTON DEVELOPMENTS

BADBURY ORCHARD

An intimate collection of five architect designed luxury homes, perfectly positioned in the charming Wiltshire village of Badbury.



WELCOME TO BADBURY ORCHARD

Badbury Orchard is an intimate collection of five architect designed luxury homes, perfectly positioned in the charming Wiltshire village of Badbury.

Tucked away in a peaceful private cul de sac and surrounded by sweeping countryside views, this exclusive development sits on the edge of the North Wessex Downs Area of Outstanding Natural Beauty, offering an idyllic balance of rural beauty and modern convenience.

From your doorstep, scenic walks lead across open fields towards Liddington Hill, while the vibrant market town of Marlborough—with its independent cafés, restaurants and boutique shops—is only a 10 minute drive away. Each thoughtfully crafted four bedroom home combines contemporary design, energy efficient features and high quality finishes, creating stylish, comfortable living spaces that blend seamlessly with the welcoming spirit of village life.



HAMPTON DEVELOPMENTS

Hampton Developments was established by Jon Slattery and Kelly Ann Pendle, combining their extensive expertise in residential construction, property development and architectural design.

With more than four decades of industry experience, the team brings a thoughtful, collaborative approach to every project – from identifying opportunities and shaping design concepts to managing construction and delivering beautifully finished homes.



OUR VALUES

DESIGN

Exceptional design sits at the heart of everything we create. Every home is carefully considered to enhance modern living, maximise space and complement its surroundings.

SUSTAINABILITY

We believe contemporary homes should be efficient as well as comfortable. Our developments incorporate energy efficient materials, technologies and building practices that reduce environmental impact while improving everyday living.

QUALITY

Craftsmanship, precision and attention to detail define our work. We partner with trusted professionals and skilled contractors to ensure every home is built to the highest standards.

INTEGRITY

We are committed to transparency, reliability and doing things the right way. Our reputation is built on delivering homes that stand the test of time and a service our buyers can trust.

BADBURY VILLAGE

Nestled within the rolling landscape of the North Wessex Downs Area of Outstanding Natural Beauty, Badbury is a charming Wiltshire village that perfectly blends rural tranquillity with rich heritage.

Home to a close knit community of around 300 residents, the village offers an inviting sense of peace while remaining just five miles from the wider amenities of Swindon.

Steeped in history, Badbury traces its origins to Roman times, once lying along the ancient Ermin Street route. Today, the area’s past is still felt in its surroundings, from remnants of the Roman road to the nearby Iron Age hill fort at Liddington Castle—an evocative landmark offering sweeping views across the countryside.

The village itself is characterised by pretty lanes, traditional cottages and a timeless rural charm. Everyday essentials are close at hand, with a welcoming local pub and village hall at the heart of community life, while scenic footpaths and cycle routes weave through open fields and farmland, making it a haven for walkers, nature lovers and birdwatchers.

Badbury offers the rare opportunity to enjoy an authentic village lifestyle—quiet, picturesque and deeply connected to the landscape—while remaining within easy reach of shops, schools and services in neighbouring towns. It’s a setting that feels both peaceful and practical, ideal for those seeking a beautifully balanced way of living.

Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway.



Swindon Railway Station **5.6 miles**
Marlborough Centre **7.6 miles**
Cirencester Centre **19 miles**

ADDRESS
Badbury, SN4 0EU





PLOT 4

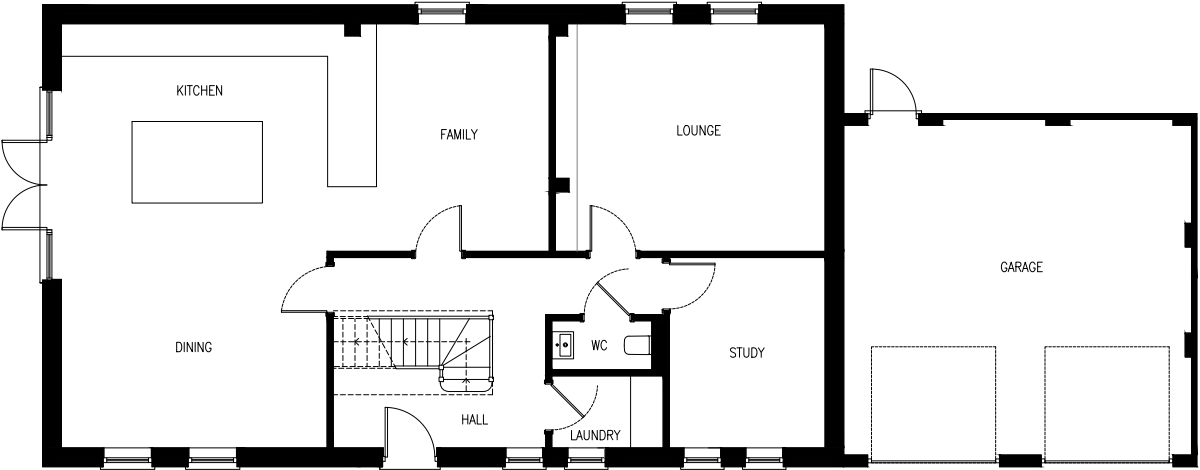
GROUND FLOOR

KITCHEN DINING FAMILY	7.80M (MAX)	8.90M (MAX)
LOUNGE	4.19M	4.96M (MAX)
WC	0.90M	1.84M
HALL	3.91M	3.50M
LAUNDRY	1.32M	2.05M
STUDY / PLAYROOM	2.86M	3.50M

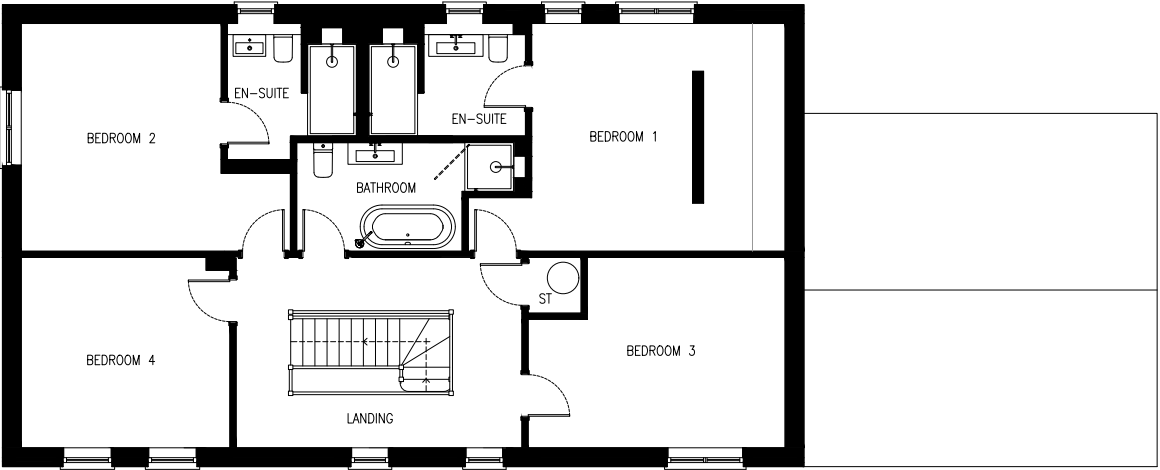
FIRST FLOOR

BEDROOM 1	4.19M	4.66M (MAX)
BEDROOM 1 EN-SUITE	2.07M	2.88M
BEDROOM 2	3.68M	4.19M (MAX)
BEDROOM 2 EN-SUITE	2.37M	2.50M
BEDROOM 3	3.50M (MAX)	4.72M (MAX)
BEDROOM 4	3.50M	3.84M
BATHROOM	2.0M	3.04M
LANDING	3.50M	5.26M

TOTAL FLOOR AREA: 223.6 SQM 2,407 SQFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



PLOT 5

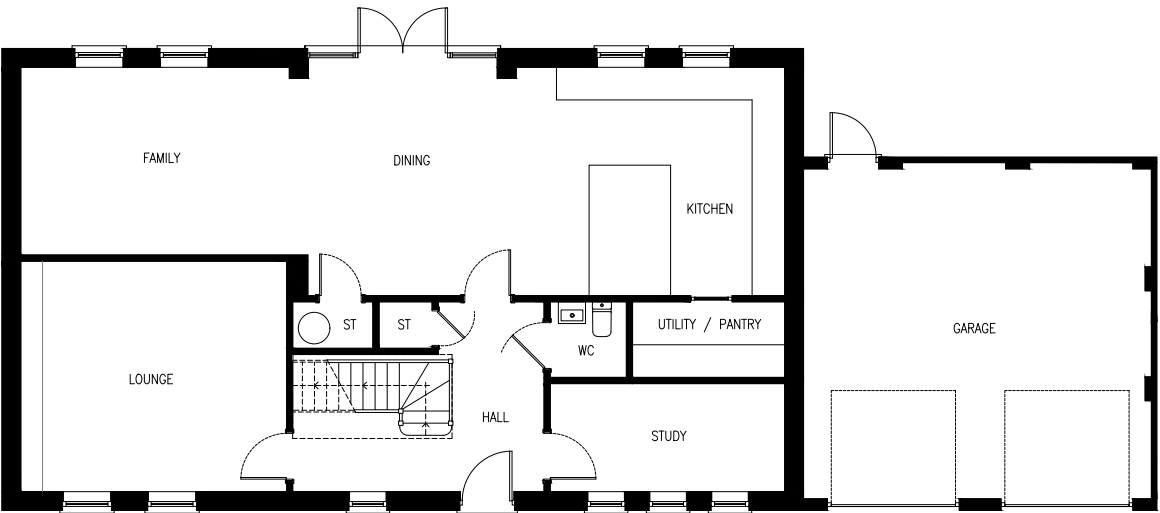
GROUND FLOOR

KITCHEN DINING	4.20M	8.77M
FAMILY	3.45M	5.28M
LOUNGE	4.24M	4.89 (MAX)
WC	1.40M	1.40M
HALL	3.49M (MAX)	4.62M (MAX)
UTILITY / PANTRY	1.40M	2.80M
STUDY	1.98M	4.31M

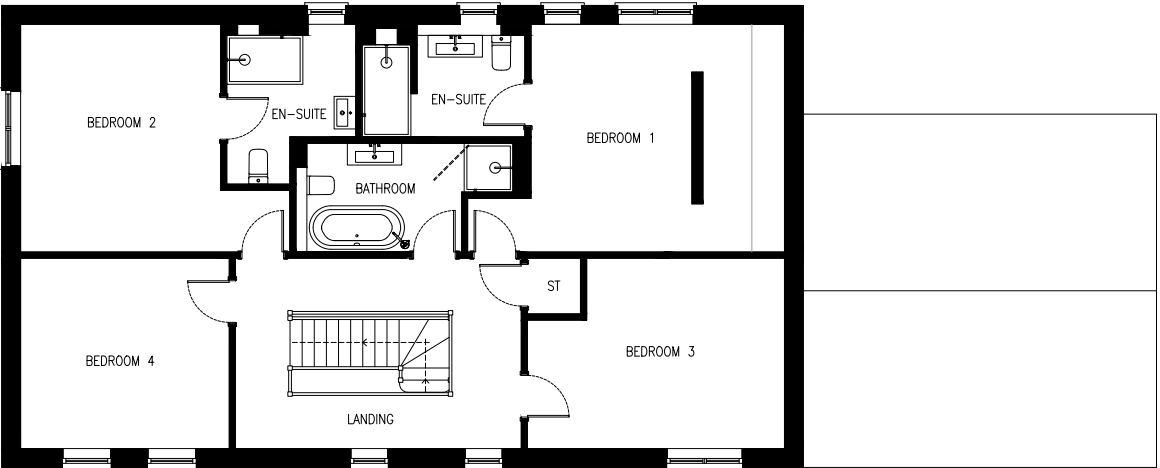
FIRST FLOOR

BEDROOM 1	4.19M	4.66M (MAX)
BEDROOM 1 EN-SUITE	2.07M	2.99M
BEDROOM 2	3.68M	4.19M (MAX)
BEDROOM 2 EN-SUITE	2.37M	2.73M (MAX)
BEDROOM 3	3.50M (MAX)	4.72M (MAX)
BEDROOM 4	3.50M	3.84M
BATHROOM	2.0M	3.04M
LANDING	3.50M	5.26M

TOTAL FLOOR AREA: 223.6 SQM 2,407 SQFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

KEY SPECIFICATIONS

BATHROOMS

Bathrooms supplied by BASCS Ltd

BASCS Ltd is an award winning, local independent Bathroom specialist with over 30 years of experience. Working with the best UK manufacturers to supply quality products to key local prestigious projects. Bathrooms feature:

- Spacious showers with recessed sleek fittings, providing both generous overhead shower and handset outlets.
- Free standing luxury baths in key feature suites with floor mounted bath fillers.
- Modern minimalist shower glass, creating space and light.
- Large under basin storage in all rooms.
- Modern rimless WC's with quick release seats make for sharp lines and easy cleaning whilst providing environmentally friendly low water consumption.
- Fully tiled from floor to ceiling with Porcelanosa tiles.



KITCHENS

Kitchens supplied by Wilson Fink

Wilson Fink are specialists in the design, supply, and installation of high-end quality kitchens.

- Outstanding Traditional English with statement design and excellent build quality.
- Extra wide pan drawers and tall storage for ease of use and practicality.
- Konigstone Quartz worktops with undermount sinks for a sleek, stylish and easy to clean environment.
- Quooker Fusion Tap
- Integrated wine fridge
- 4 integrated ovens
 - 2 x pyrolytic self-cleaning ovens
 - 2 x combination fan oven, grill and microwave



GENERAL SPECIFICATIONS

- Oak Staircase with black spindles
- Solid Oak internal doors
- Lounge Media Wall with integrated lighting
- Hard wired for video doorbell
- EV Charger
- Double Garage + 2 parking spaces

The Unico System®

3-in-1 heating, ventilation & cooling solution

Each of our luxury homes is fitted with The Unico 3-in-1 System bringing a new level of comfort to your new home.

Heating, cooling and ventilation is delivered to each room via small discreet outlets built within the walls and ceilings so as not to disrupt the interior design or décor of the home.

Key benefits include:

- Perfect home climate control.
- Better indoor air quality, air purification.
- Elegant aesthetics - discreet & stylish supply outlets.
- Whisper quiet operation.
- Draft free air flow.
- A truly energy efficient, environmentally friendly indoor climate control system.

THREE ESSENTIAL FUNCTIONS. ONE SEAMLESS SYSTEM.



Heating

Stay warm and comfortable during colder months with responsive, energy-efficient heating that delivers even temperatures throughout the home or building.



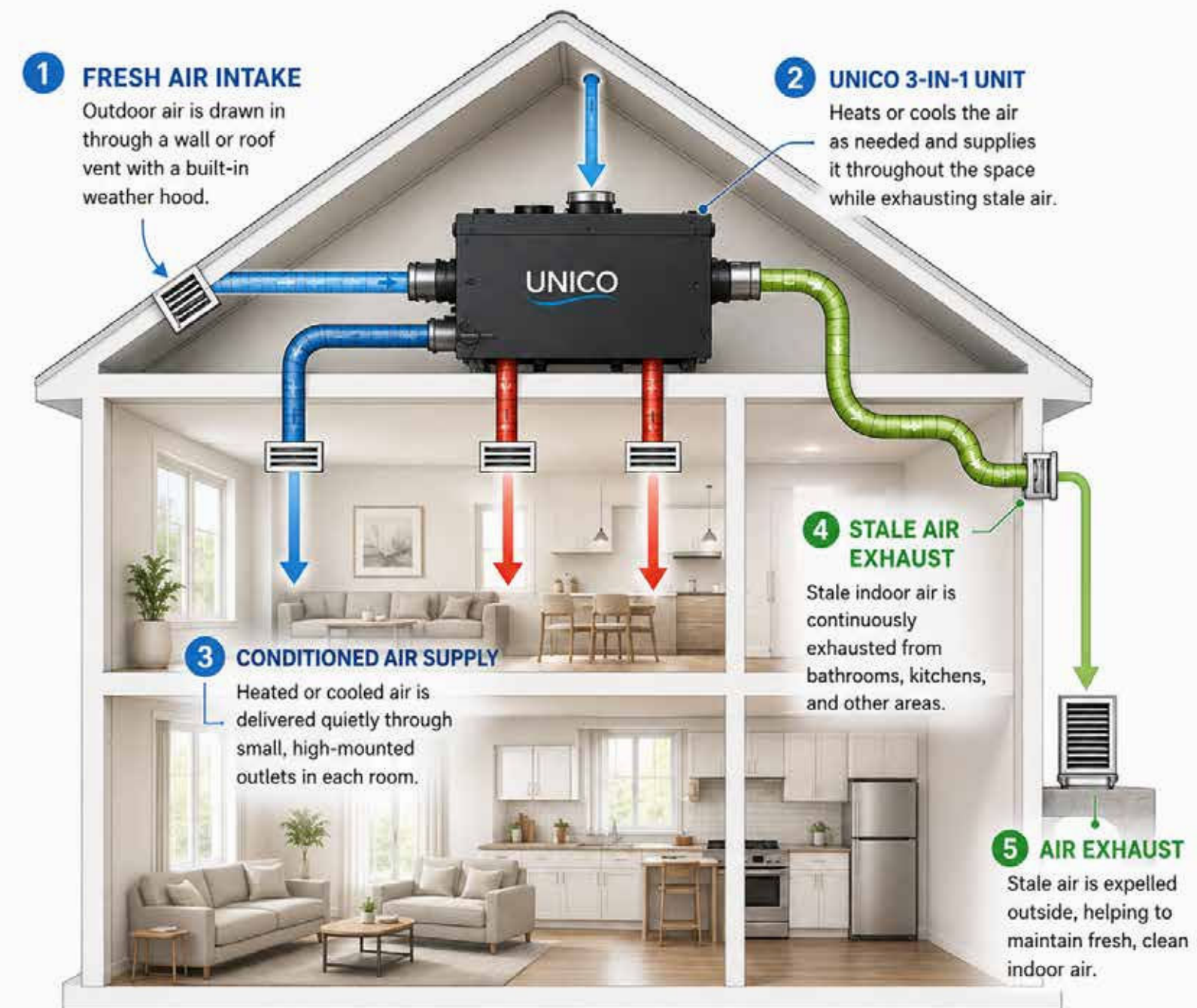
Cooling

Enjoy quiet, effective cooling designed to create a consistently comfortable indoor environment, even during peak summer temperatures.



Ventilation

Bring fresh air indoors while helping reduce stale air and improve overall indoor air quality for a healthier living environment.





Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

SELLING AGENT:

richard james

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hamptondevelopments.co.uk

