

BACKHOUSE

BOREHAM MEAD

The beauty of Boreham Mead

This new development is located in an area known as Boreham just a mile or so east of Warminster in Wiltshire. Situated on the edge of open countryside it is bound by Boreham Road (B3414) to the north, Bishopstrow Road to the east, the River Wylfe to the south and low-lying meadows to the west. The location means you are perfectly positioned to enjoy the local countryside yet less than 2 miles from the busy A36 which will take you to Bath and then onto Bristol or the M4 in one direction or south to Salisbury, Southampton and the M27 in the other.

This new neighbourhood comprises 34 high-quality, 3- and 4-bedroom family homes within a development

INTRODUCTION

of distinctly rural character thanks to the numerous mature trees that surround it. All homes are arranged around a central green to benefit from this shared community space with many properties also backing onto the river.

Carefully designed by architects AHMM, the houses feature sensitive and contextual interiors and exteriors, detailed distinctive features and above all a focus on quality. Not only this, but all properties are designed to encourage owner customisation (subject to build stage), allowing purchasers to consider multiple arrangements for living, dining and sleeping functions within a fixed shell providing the ultimate in flexible living.



COUNTRYSIDE VIEWS ON THE EDGE OF SALISBURY PLAIN

LOCATION

Warminster lies on the edge of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Once a centre for wool and wheat, it remains an attractive and dignified market town, with many notable historic buildings.

The town derived its name from the impressive Minster Church of St Denys built in Saxon times within a loop of the River Were, although it was recorded as 'Worgemynster' in 912, and 'Guerminstre' in the Domesday Book of 1086.

There is evidence of earlier settlements in the hills that surround the town, three of which are Iron Age hill forts, the most notable being Cley Hill to the west. With magnificent countryside on your doorstep this is the perfect place to explore an outdoor lifestyle with opportunities for cycling and walking activities as well as sailing at Shearwater Lake.



ST DENYS' CHURCH, WARMINSTER



SHEARWATER LAKE



THE DISTINCTIVE LANDMARK OF CLEY HILL

Fabulous walks and views, wildlife and history – take time to enjoy the wonders of Wiltshire.



Heathrow Airport
Distance: 83.8 miles
Time: 1hr 29 mins

Source: Google maps – all travel times are approximate

Take a walk about Wiltshire

For a more historic experience visit the house and landscaped gardens of Stourhead or Longleat House and Safari Park and nearby Shearwater Lake. Alternatively, go back further in time to the medieval city of Salisbury with its magnificent cathedral, search out the iconic white horses carved into the rolling downs or find a moment to walk in the footsteps of your Neolithic ancestors at Stonehenge – the best-known pre-historic monument in Europe

The development is conveniently positioned just a few minutes from the A36 that runs around the side of Warminster allowing fast access to Bath and Salisbury while the nearby A303 provides excellent links to London to the east and Exeter to the west plus you can be on the M4 or M27 in less than an hour for easy onward travel. Warminster railway station is just over a mile away with fast services to Salisbury (20mins), Bath (35 mins) and London (2 hours) plus many other options.

The park leads to Smallbrook Meadows Nature Reserve run by Wiltshire Wildlife Trust. A mosaic of six small water meadows, wet woodlands, marsh, ponds, chalk rivers, hedgerows and ditches, this is a beautiful spot to experience the local flora and fauna – from wild orchids and marigolds to dragonflies and water voles.

Flexible living at Boreham Mead

Make your own choices and enjoy flexible modern living in a beautifully designed family home in a countryside setting just outside Warminster.



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DEVELOPMENT

Boreham Mead, your new home in the country

The layout of the site is focused around a central area of public open space which combines alongside established trees, the River Wylfe and a beautiful rural setting to provide an enviable location for these high-quality family homes.

Created by award-winning architects AHMM and Backhouse's design

team, there are just three different base housetypes within the development (although two slightly different arrangements for the Mill House) but all plans are formulated to offer a variety of customisation to interior arrangements (subject to build stage) allowing you to create a personal living solution to suit your individual needs.



THE GATE HOUSE
PLOTS: 1-6, 11 & 23-28

A 3-bedroom home with open plan kitchen/dining/living space plus cloakroom downstairs and then 3 bedrooms (ensuite to master) together with family bathroom upstairs.



THE BOAT HOUSE
PLOTS: 14-20

This 4-bedroom family home features a large, double-access hallway, open plan kitchen/dining area with bi-fold doors plus large separate living room, utility and downstairs cloakroom together with 4 bedrooms (ensuite to master) and a family bathroom.



THE MILL HOUSE I
PLOTS: 12 & 13

An impressive 4-bedroom family home with integral garage, the ground floor benefits from 2 entrances, a large open plan kitchen/dining area with bi-fold doors plus adjoining snug together with a separate living room. There are 4 bedrooms on the first floor (ensuite to master) plus a family bathroom.



THE MILL HOUSE II
PLOTS: 21 & 22

This variation of the Mill House has a single entrance to the side of the property, rather than the front, and therefore allows for a much bigger living room on the ground floor. Apart from this, all details are the same as Mill House I.

Boreham Mead
DEVELOPMENT PLAN



- The Gate House
3-bedroom home - 1029 sq ft
- The Boat House
4-bedroom home - 1565 sq ft
- The Mill House I
4-bedroom home - 1723 sq ft
- The Mill House II
4-bedroom home - 1723 sq ft
- Affordable Housing

THE DEVELOPMENT LAYOUT DOES NOT SHOW DETAILS OF GRADIENTS OF LAND, BOUNDARY TREATMENTS, LOCAL AUTHORITY STREET LIGHTING OR LANDSCAPING. IT IS THE DEVELOPERS INTENTION TO BUILD IN ACCORDANCE WITH THIS LAYOUT, HOWEVER, THERE MAY BE SOME OCCASIONS WHEN THE PROPERTY DESIGNS, BOUNDARIES AND LANDSCAPING POSITIONS OF ROADS AND FOOTPATHS CHANGE, AS THE DEVELOPMENT PROGRESSES. PLEASE CHECK DETAILS OF YOUR CHOSEN PROPERTY WITH YOUR SALES ADVISOR PRIOR TO RESERVATION. INFORMATION IS CORRECT AT THE TIME OF GOING TO PRINT. THE DEVELOPER HAS A POLICY OF CONTINUED IMPROVEMENT AND RESERVES THE RIGHT TO CHANGE THE SITE PLANS AT ANY TIME.

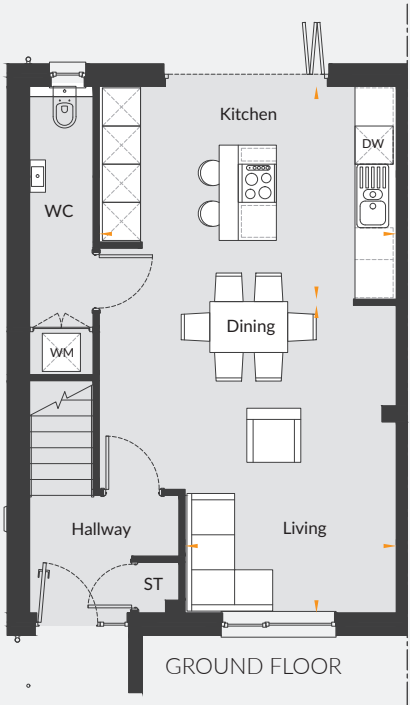


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The Gate House

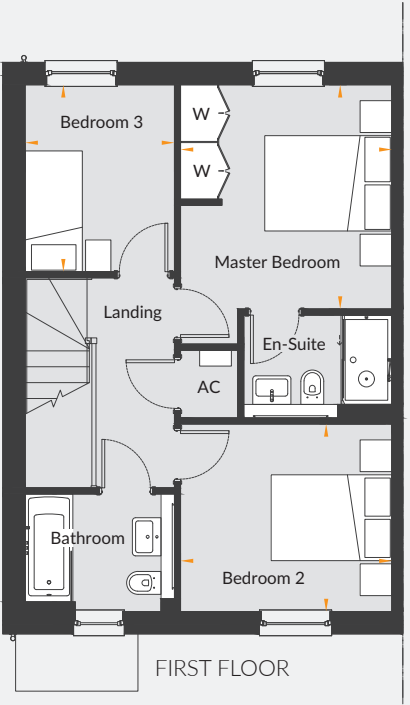
3-BEDROOM HOME

PLOTS: 1-6, 11 & 23-28



GROUND FLOOR

- Kitchen**
4.68m x 3.35m 15'4" x 11'0"
- Living/Dining**
4.84m x 3.33m 15'11" x 10'11"



FIRST FLOOR

- Master Bedroom**
3.53m x 3.33m 11'7" x 10'11"
- Bedroom 2**
3.33m x 2.95m 10'11" x 9'8"
- Bedroom 3**
2.94m x 2.35m 9'8" x 7'9"

Please note:
Window locations may vary.
Please refer to Sales Adviser
for details.

PLAN AND CGIS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ALL MEASUREMENTS, SIZES AND LOCATIONS OF WALLS, DOORS, WINDOW FITTINGS AND APPLIANCES ARE SHOWN CONVENTIONALLY. THEY ARE APPROXIMATE ONLY AND CANNOT BE REGARDED AS BEING A REPRESENTATION EITHER BY THE SELLER OR THEIR AGENT. WE HOPE THAT THESE PLANS WILL ASSIST YOU BY PROVIDING YOU WITH A GENERAL IMPRESSION OF THE LAYOUT OF THE ACCOMMODATION. THE PLANS ARE NOT TO SCALE NOR ACCURATE IN DETAIL. KITCHEN AND BATHROOM LAYOUTS ARE INDICATIVE ONLY AND MAY VARY FROM PLOT TO PLOT.

The Boat House

4-BEDROOM DETACHED HOME

PLOTS: 14-20

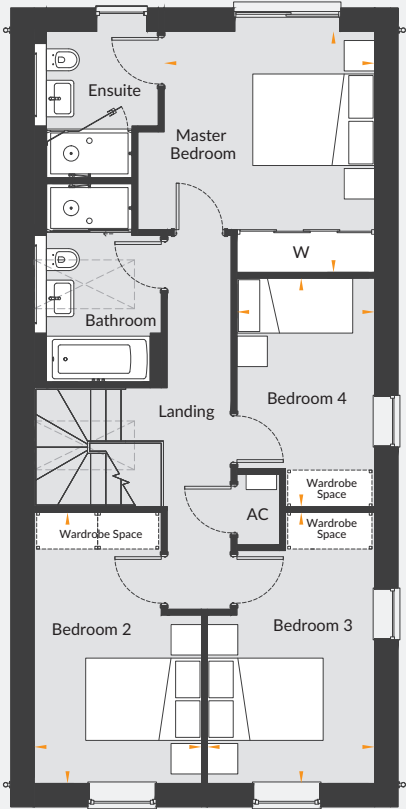


GROUND FLOOR

GROUND FLOOR

Kitchen/Dining
5.59m x 4.65m 18'4" x 15'3"

Living Room
5.59m x 4.45m 18'4" x 14'7"



FIRST FLOOR

FIRST FLOOR

Master Bedroom 3.95m x 3.46m 13'0" x 11'4"	Bedroom 3 4.45m x 2.75m 14'7" x 9'0"
Bedroom 2 4.45m x 2.75m 14'7" x 9'0"	Bedroom 4 3.75m x 2.26m 12'4" x 7'5"

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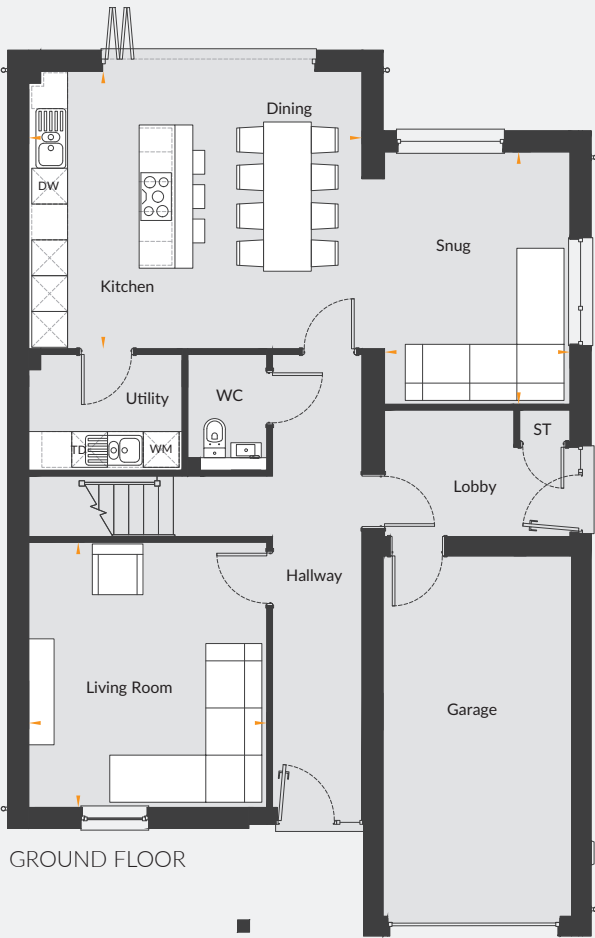


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The Mill House I

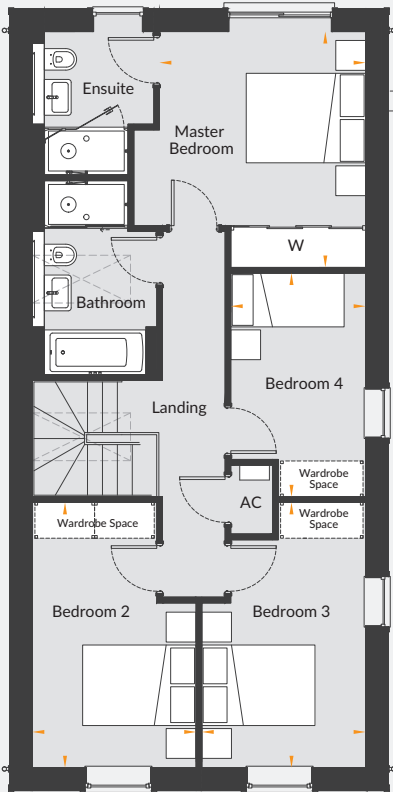
4-BEDROOM DETACHED HOME

PLOTS: 12 & 13



GROUND FLOOR

- Kitchen/Dining
5.59m x 4.65m 18'4" x 15'3"
- Snug
4.23m x 3.11m 13'11" x 10'3"
- Living Room
4.45m x 3.99m 14'7" x 13'1"



FIRST FLOOR

- | | |
|---|---|
| Master Bedroom
3.95m x 3.46m 13'0" x 11'4" | Bedroom 3
4.45m x 2.75m 14'7" x 9'0" |
| Bedroom 2
4.45m x 2.75m 14'7" x 9'0" | Bedroom 4
3.75m x 2.26m 12'4" x 7'5" |

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The Mill House II

4-BEDROOM DETACHED HOME

PLOTS: 21 & 22

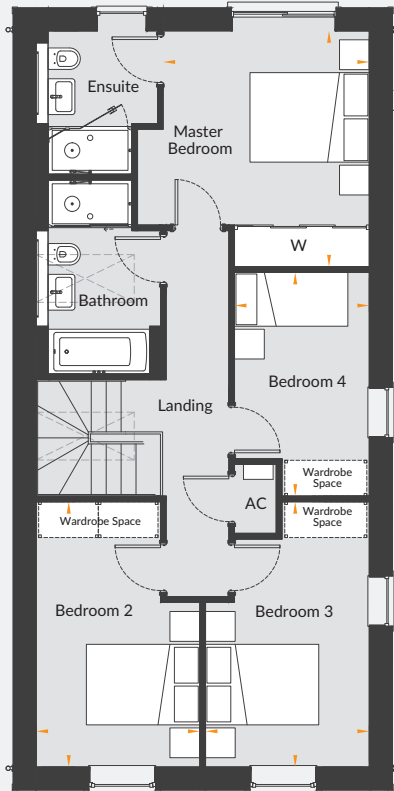


GROUND FLOOR

Kitchen/Dining
5.59m x 4.65m 18'4" x 15'3"

Snug
4.23m x 3.11m 13'11" x 10'3"

Living Room
5.59m x 4.45m 18'4" x 14'7"



FIRST FLOOR

Master Bedroom
3.95m x 3.46m 13'0" x 11'4"

Bedroom 2
4.45m x 2.75m 14'7" x 9'0"

Bedroom 3
4.45m x 2.75m 14'7" x 9'0"

Bedroom 4
3.75m x 2.26m 12'4" x 7'5"

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Stunning location

Choose from an outstanding selection of 3- and 4-bedroom homes in a stunning location in Warminster with the majority of properties set around a beautiful central green.



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PHOTOGRAPHY FROM PREVIOUS BACKHOUSE DEVELOPMENTS

Investment in architecture and modern design

YOUR HOME

In line with a commitment from Backhouse to work with some of the finest architects in the country, this development has been designed by Allford Hall Monaghan Morris.

At Boreham Mead, simple uncluttered elevations, large window openings and a palette of high-quality materials have been employed to create a distinct development that is informed by the existing styles in the village.

Homes with Flow

Each home is designed with flexible and spacious living in mind. We ensure that natural light is fully utilised, there is optimum circulation between rooms and the transition between inside and outside space is minimised.

Placemaking

A Backhouse development works in harmony with the existing environment and aims to enhance and grow the local community. Local habitats and wildlife are respected both during the building process and into the future.

All homes built by Backhouse have one thing in common; a quality build combined with superb attention to detail.

High Specification

Every Backhouse home is designed and built with a high quality selection of materials, branded fixtures and fittings, energy-efficient integrated appliances and a carefully considered specification of finishes throughout.

Attention to Detail

We pride ourselves on building inspiring new homes that respond to the needs of today's contemporary lifestyles and understand how our customers want to live their lives so design accordingly - from convenient storage spaces to easy-clean surfaces and low maintenance features.

CUSTOMER EXPERIENCE

Buy a new home with complete confidence

Customer Journey
Backhouse want every customer to enjoy not only the benefits of a new Backhouse home, but also the experience of buying with us. We offer a unique customer journey to ensure you have expert guidance and assistance throughout and beyond the home buying process.

Once you have reserved your new home we will be with you every step of the way. We will invite you to a reservation meeting to show you the drawings of your new home and the development, then prior to completion will give you a preview of the property to explain how everything works.

We'll be there to welcome you when you move in and check that everything is as it should be. We will give you a call one week later just in case you have questions following your move and, once you are properly settled in, we'll call again to make sure there are no outstanding issues.

It goes without saying that throughout the buying process we're here to answer any questions, however trivial they might seem. Our dedicated sales team can help guide you through the key decisions and ensure your experience of buying a new home with Backhouse is smooth and uncomplicated.

Special schemes
We can offer an assisted move scheme on many of our properties which can help make selling your existing home and moving into a new Backhouse home very simple.

Buy with confidence
We are fully compliant with The Consumer Code for Home Builders, which was developed to make the home buying process fairer and more transparent for customers, and you can also be assured that all our homes benefit from a 10 year NHBC (National House Building Council) warranty.



PHOTOGRAPHY FROM PREVIOUS BACKHOUSE DEVELOPMENTS

OUR VISION

Homes of outstanding design & quality

Backhouse was born from a desire to establish an innovative British house builder that could deliver new homes of outstanding design and quality, which respond to the needs of today's contemporary lifestyles.

When Theo Backhouse founded the company over five years ago he believed that consumers lacked choice in the new homes market and deserved a thoughtfully designed home which would provide smart living solutions at a sensible price. This vision has become a reality at each and every Backhouse development.



THEO BACKHOUSE

Backhouse works with the very best in architectural talent to produce life-long homes that reflect the way we live today. We are passionate about creating homes that are sympathetic to their surroundings, respecting the existing environment.

Placemaking is at the very core of our developments and we are constantly striving to use sensitive methods of construction alongside materials that safeguard local habitats and wildlife.

Backhouse specialises in small-to medium-sized developments, primarily across the South West of England. Our focus on design, build quality and attention to detail provides a Backhouse home with the space, light and flexible living opportunities that redefine what a new home looks and feels like.

We are committed to giving home buyers more choice and producing the very best in new homes.

BACKHOUSE

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