

CLARENDON PLACE

— SALISBURY —







# CLARENDON PLACE

— S A L I S B U R Y —

PETERSFINGER | WILTSHIRE | SP5 3FJ

Clarendon Place is an exciting new development of just 8 houses situated on a private road. Built by Kitewood Estates who have an excellent history of selling high quality homes in the South of England, there is a selection of detached and terraced properties to suit a variety of buyers. Each property boasts spacious living accommodation and 3 or 4 bedrooms, and all houses benefit from an ensuite to the master bedroom.

Every detail of these properties has been carefully considered to provide a stylish, easily maintained and energy efficient home to relax in and enjoy, along with peace of mind from the day you move in as each house comes with a 10 year NHBC Warranty.

Homes at Clarendon Place are of traditional build with brick, block and flint, and slate roofs. Creatively designed and finished to an excellent standard, these homes come complete with high-performance double-glazed windows and doors, gas central heating and modern and stylish fittings. The kitchens have built in oven, fully integrated fridge/freezer and dishwasher, and under unit lighting. Bathrooms are tastefully finished with heated towel rails, chrome fittings, quality tiling and contemporary sanitaryware throughout.

# WELCOME TO SALISBURY

Clarendon Place is only a short drive away from the centre of Salisbury which has a busy shopping area around the market square and an excellent range of leisure and recreational amenities including the playhouse theatre, cinema, and a wide selection of restaurants and bars. Salisbury has an excellent range of schools at all levels including Bishop Wordsworth Boys and South Wilts Girls Grammar Schools and independent schools such as Godolphin, Chafyn Grove and the Cathedral School.

Being at the confluence of five lovely river valleys (the Ebble, Nadder, Wyle, Bourne and Avon), Salisbury is surrounded by some of the most picturesque countryside in the south of England with excellent areas for walking, riding and cycling. There are golf, rugby, tennis and football clubs nearby, racing at Salisbury and Wincanton, and motor racing at Thruxton. The New Forest National Park and the South Coast are both within easy reach.





## A GREAT LOCATION

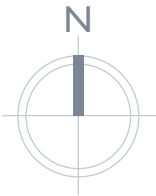
CLARENDON PLACE  
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Clarendon Place is well positioned for those who commute to work or travel outside of the area on a regular basis. The A36 allows quick access to Southampton (from 25 minutes by car) and the coast. The A303/M3 are reasonably close by (approximately 11 miles) bringing the business centres along the M25 corridors and the West Country within easy driving distance. Salisbury station has a fast regular service to London Waterloo.

Maps are not to scale and show approximate locations only



# CLARENDON PLACE



Whilst this site plan has been prepared with all due care for the convenience of the intended purchaser, the information is a preliminary guide only.



## FEATURES, FINISHES & SPECIFICATIONS

### KITCHENS

- Fully fitted kitchens with shaker style doors
- Complementary worktops and upstands
- Built under double oven
- Integral cooker hood
- Integrated full height fridge/freezer
- Integrated dishwasher
- Integrated washing machine to plots 1 to 4
- Under unit lighting
- Low voltage recessed downlighters

### BATHROOMS, ENSUITES & CLOAKROOMS

- Contemporary style sanitaryware and dual flush WC's
- Chrome fittings
- Heated ladder style towel rail to bathrooms and ensuites
- Radiators to cloakrooms
- Porcelanosa wall and floor tiling to bathrooms and ensuites
- Porcelanosa floor tiling and tiled splashback to cloakrooms
- Low voltage recessed downlighters

### INTERNALLY THROUGHOUT

- High performance double glazed windows and external doors
- Smooth paint finish to all walls and ceilings
- White satinwood finish to all woodwork
- Gas central heating throughout
- TV and phone sockets to key rooms
- Chrome ironmongery throughout
- Mains operated smoke detectors

### EXTERNALLY

- Fencing, turf and patio to rear gardens
- Garage or car parking spaces to all properties
- NHBC 10 year warranty

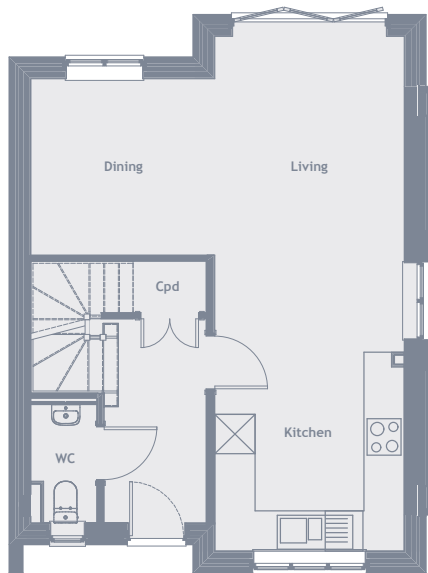


The government has created the Help to Buy scheme to help hard-working people like you take steps to buy your own home. Whether you want to get onto the housing ladder or move up it, Help to Buy makes it possible to buy a new-build or existing home priced up to £600,000 with as little as a 5% deposit.

The developer engages in continuous product development and reserves the right to alter any part of the development specification at any time as necessary and without notice.

# PLOT 1

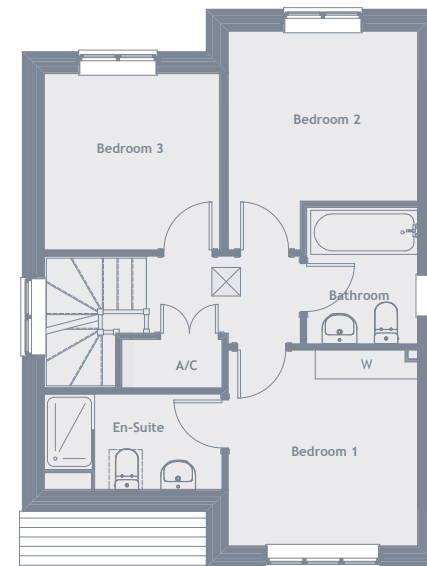
## Ground Floor



**Dining Room**  
9'7 x 9'2  
2.92m x 2.80m

**Living/Kitchen**  
9'11 x 26'10  
3.00m x 8.18m

## First Floor



**Bedroom 1**  
9'11 x 10'2  
3.00m x 3.11m

**Bedroom 2**  
9'11 x 8'10  
3.00m x 2.70m

**Bedroom 3**  
9'1 x 9'2  
2.78m x 2.80m



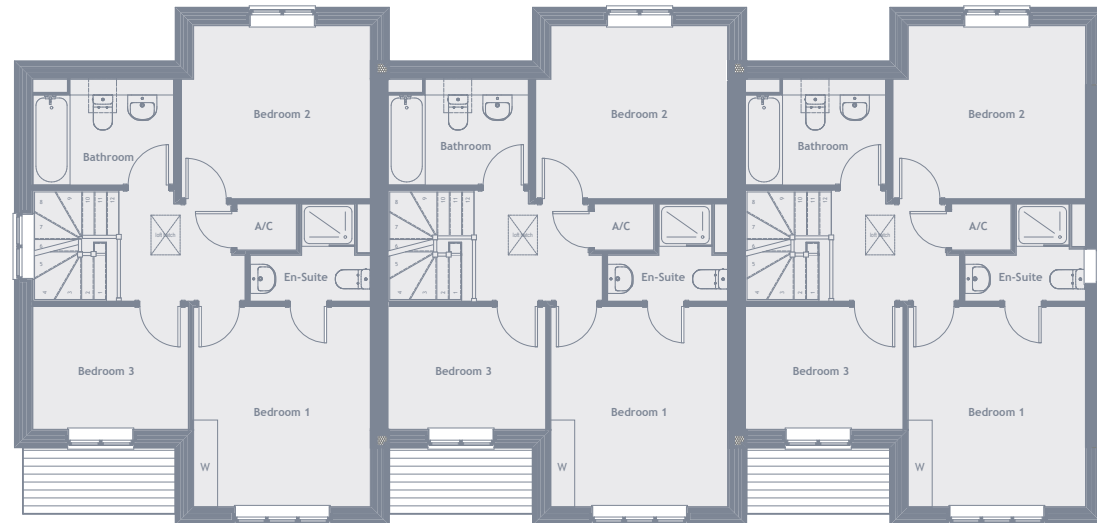
# PLOTS 2, 3 AND 4

## First Floor

**Bedroom 1**  
10'11" x 12'5"  
3.33m x 3.78m

**Bedroom 2**  
11'9" x 10'8"  
3.57m x 3.26m

**Bedroom 3**  
9'7" x 7'7"  
2.93m x 2.32m



## Ground Floor

**Study**  
8' x 9'6"  
2.45m x 2.90m

**Kitchen/Living/  
Dining Room**  
10'11" x 29'8"  
3.33m x 9.05m



All measurements are an approximate guide only

# PLOTS 5, 6 AND 7

## Ground Floor



**Living Room**  
11'5 x 13'1  
3.49m x 3.99m

**Study**  
10'8 x 6'11  
3.26m x 2.11m

**Kitchen/Dining Room**  
10'11 x 18'4  
3.34m x 5.60m

## First Floor



**Bedroom 1**  
9' x 14'11  
2.76m x 4.54m

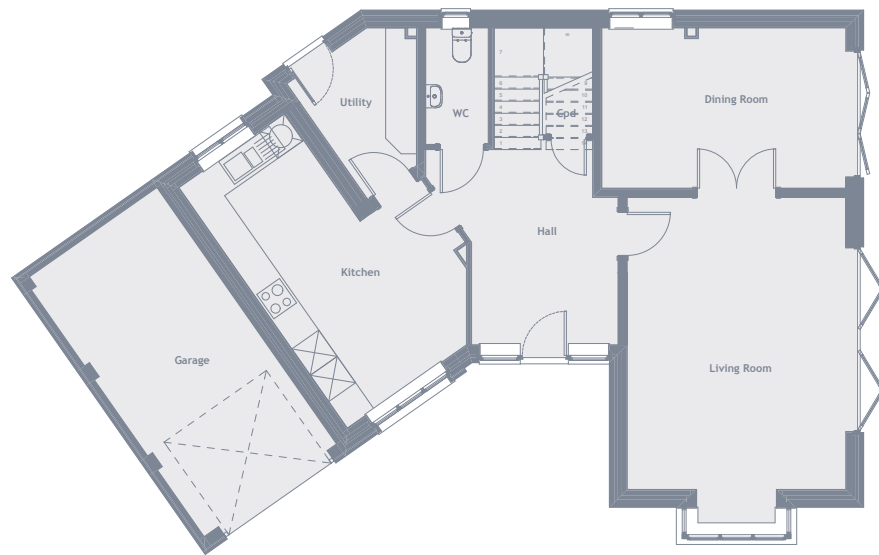
**Bedroom 2**  
11'11 x 9'5  
3.64m x 2.86m

**Bedroom 3**  
11'1 x 8'11  
3.38m x 2.71m

**Bedroom 4**  
7'5 x 9'1  
2.26m x 2.78m

# PLOT 8

## Ground Floor

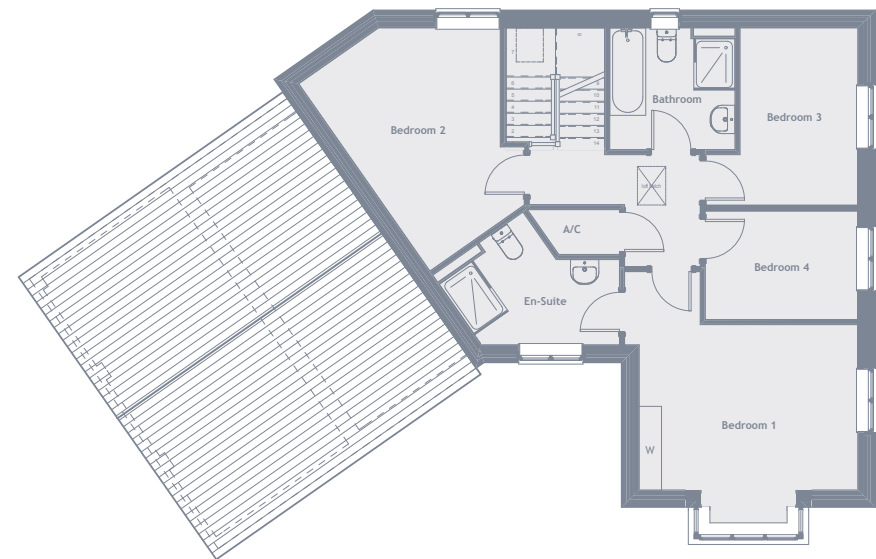


**Kitchen**  
8'3 x 13' x 18'9  
2.51m/3.95m x 5.71m

**Dining Room**  
15'7 x 10'2  
4.74m x 3.11m

**Living Room**  
13'11 x 18'8  
4.25m x 5.68m

## First Floor



**Bedroom 1**  
13'11 x 10'6  
4.25m x 2.66m

**Bedroom 2**  
12'7 x 14'7  
3.83m x 4.44m

**Bedroom 3**  
7'6 x 11'3  
2.28m x 3.44m

**Bedroom 4**  
9'9 x 6'11  
2.96m x 2.64m



## DEVELOPMENT BY

**KITEWOOD**

Kitewood is a privately held property development and investment company based in the City creating niche schemes in London and the South of England.

The company and team have an excellent track record of delivering well-conceived and executed developments in both the private and affordable sectors. The company uses its in-house skills to maximise returns from acquisition, planning and construction through to ultimate sale. Through its astute acquisition programme the company has established a pipeline of significant projects throughout its area of operation. These schemes range from traditional housing to high rise inner city urban development projects.

[www.kitewood.co.uk](http://www.kitewood.co.uk)

## SELLING AGENT

**WOOLLEY  
& WALLIS**

All viewings should be by appointment only arranged through Woolley & Wallis Salisbury Office 01722 424524.

51-61 Castle Street, Salisbury, Wiltshire, SP1 3SU  
[www.w-w.co.uk](http://www.w-w.co.uk)

These details are intended to give a general indication of the proposed specification. The developer engages in continuous product development and reserves the right to alter any part of the development specification at any time as necessary and without notice. Maps are not to scale and show approximate locations only. All images of the property contained in this brochure are for illustrative purposes only. The information in this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. No responsibility is accepted by the developer for any errors or omissions and the above information and marketing material does not constitute or form part of any contract, or warranty. The dimensions given on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.