



ASHFORD
HOMES
(SOUTH WESTERN) LIMITED

NEW FARM

ALDERTON | WILTSHIRE

NEW FARM

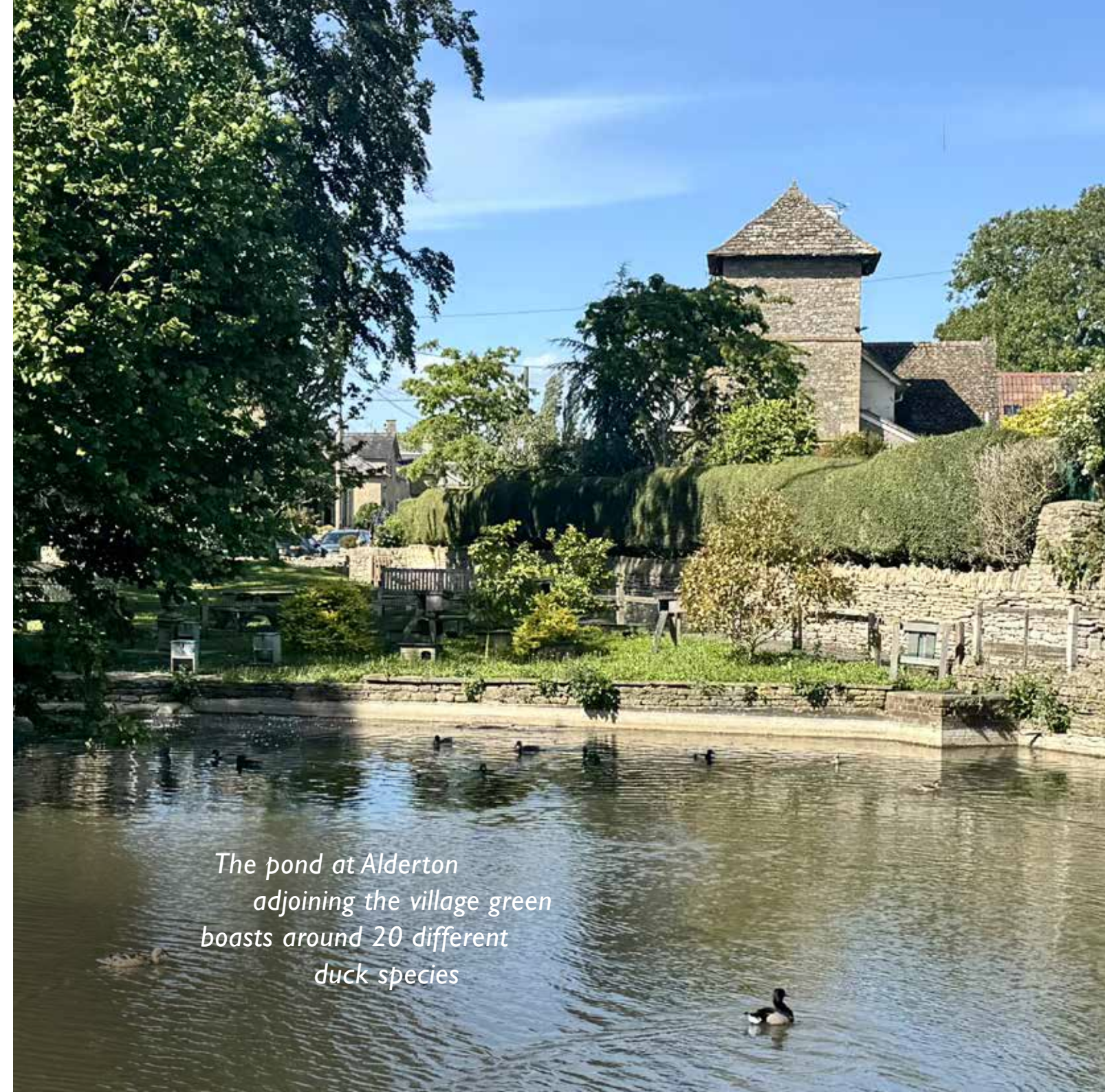
ALDERTON, CHIPPENHAM SN14 6NW



Welcome to New Farm, an exceptional collection of six individually crafted barn conversions, set in the quintessential Wiltshire village of Alderton. Nestled in the rolling North Wiltshire countryside between Chippenham and Malmesbury, this rare development offers a unique opportunity to live within beautifully converted historic buildings, reimagined for the way we live today. Each home retains the character and craftsmanship of its agricultural heritage whilst delivering an uncompromising specification: Masterclass kitchens, Villeroy & Boch bathrooms, Hansgrohe fittings, and a Daikin air source heat pump delivering underfloor heating throughout. These are homes that honour their past whilst looking confidently to the future.

A VILLAGE APART

Alderton is a small, unspoiled village in the parish of Luckington, sitting quietly within the North Wiltshire countryside close to the border with Gloucestershire. It is the kind of place that feels genuinely tucked away – lanes flanked by Cotswold stone, open farmland in every direction, and a strong sense that life moves at its own pace here. Steps from New Farm, the village duck pond is one of those quietly charming details that sums up life in Alderton perfectly: a timeless, picturesque corner of the village that residents quickly come to treasure. The village is a short mile from Luckington, which provides day-to-day convenience including the much-loved Old Royal Ship Inn – a community-focused country pub serving food from breakfast through to dinner, home to the village shop, a coffee shop, and a skittles alley.



*The pond at Alderton
adjoining the village green
boasts around 20 different
duck species*



*The village of Alderton
is situated in the Cotswold Area
of Outstanding Natural Beauty*

*Historically, the settlement
was recorded in the
Domesday Book of 1086*

COUNTRYSIDE, WALKING AND THE GREAT OUTDOORS

The landscape surrounding New Farm is simply extraordinary. Walkers and cyclists are spoiled for choice, with the Macmillan Way long-distance trail passing close by, and a network of bridleways and footpaths connecting the village to neighbouring Luckington, Sopworth, and the wider Cotswold countryside beyond. Just a few miles away lies the Badminton Estate – ancestral seat of the Dukes of Beaufort and home to the world-famous Badminton Horse Trials. The deer park and surrounding parkland offer some of the finest walking in Wiltshire, with the Estate's historic landscape providing a magnificent backdrop in every season. Those who enjoy life in the saddle will appreciate the strong equestrian culture of this part of North Wiltshire, with the Beaufort Hunt a familiar presence across the surrounding countryside.

MALMESBURY: ENGLAND'S OLDEST BOROUGH

Just six miles to the northeast lies Malmesbury – a hilltop market town of remarkable character, often called the “Queen of Hilltop Towns” and one of England's oldest boroughs. At its heart stands the magnificent 12th-century Malmesbury Abbey, whose original carvings remain among the finest examples of Romanesque sculpture in the country. The 15th-century Market Cross and the free Athelstan Museum – home to a Turner painting of the Abbey – add to an exceptional wealth of heritage. Residents can browse a thriving high street of independent retailers, enjoy the weekly Friday farmers' and artisan market, or take a leisurely walk along the River Avon that winds around the town. For dining, The Old Bell Hotel – said to be the oldest purpose-built hotel in England, dating to around 1220 – offers fine dining in historic surroundings, while The Whole Hog and The Summer Café are popular local favourites for pub food and light lunches respectively.

CHIPPENHAM: MODERN CONVENIENCE WITHIN EASY REACH

For everyday shopping and services, Chippenham is the natural hub, approximately nine miles to the south. As one of North Wiltshire's principal market towns, it offers a comprehensive range of supermarkets, high street names, and independent retailers, complemented by leisure facilities and a wide variety of restaurants and cafés. The town blends historic character with modern convenience, and the River Avon provides a pleasant backdrop for cyclists and walkers looking to explore beyond the town centre.

GETTING AROUND

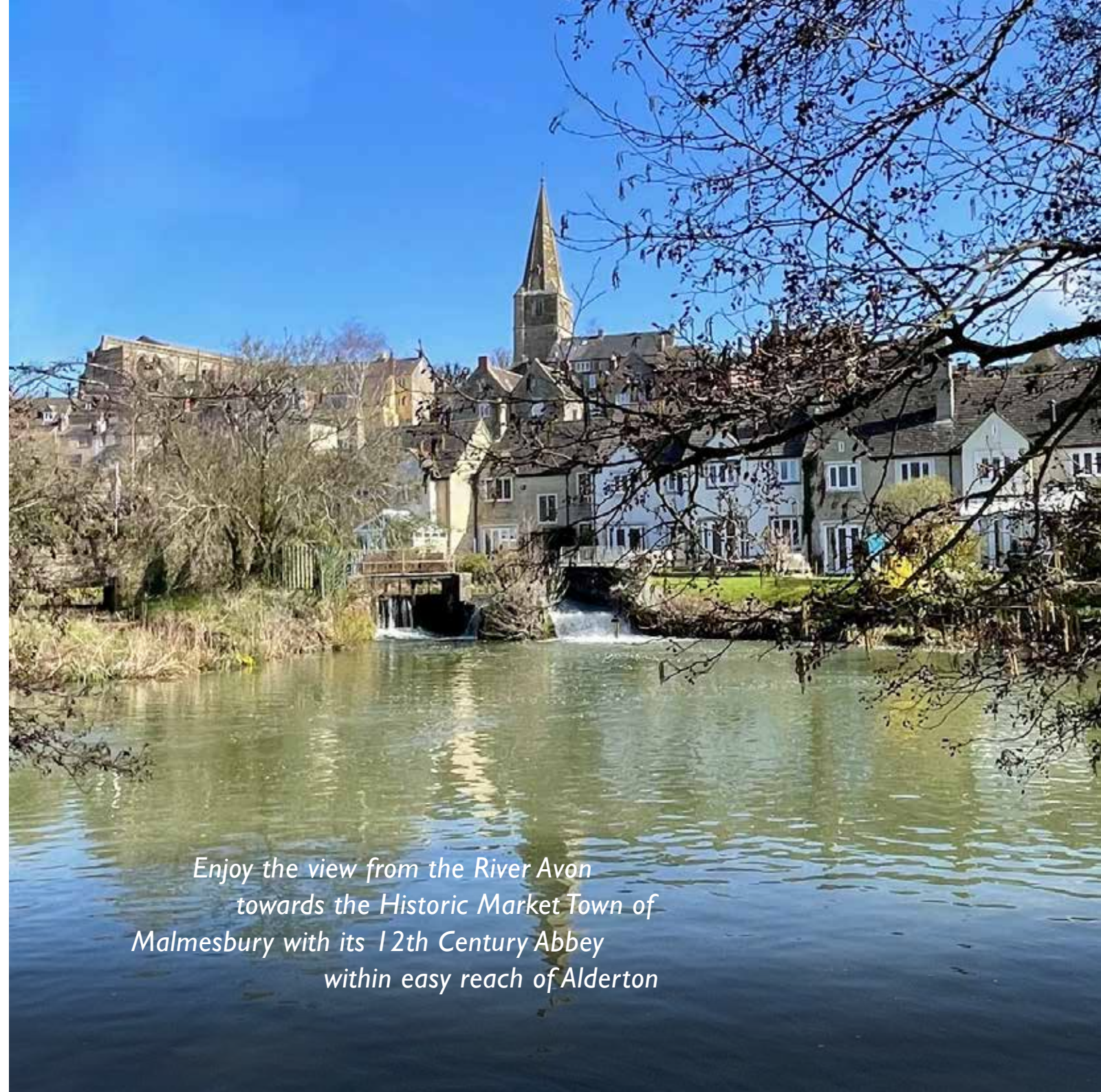
New Farm occupies a privileged position for connectivity. The M4 motorway is just a short drive away via Junction 18, placing Bristol, Bath, and Swindon all within comfortable commuting distance. Chippenham railway station, on the Great Western Main Line, offers regular GWR services to Bath Spa (approximately 10 minutes), Bristol Temple Meads, Swindon, and London Paddington, making New Farm an exceptionally practical choice for those working in the region's cities whilst wanting to live somewhere altogether different.

EDUCATION

Families relocating to New Farm are well served at every stage of education. In the village of Luckington, Luckington Community School is a well-regarded local primary school, making the school run from Alderton a short and simple affair. For secondary education, Chippenham offers a choice of well-established schools including Hardenhuish School and Abbeyfield School, both serving students from age 11 through to sixth form. For further education, Wiltshire College & University Centre's Chippenham campus provides a broad range of academic and vocational courses, ensuring that residents have access to comprehensive educational provision across all stages.

A RARE OPPORTUNITY

Barn conversions of this quality and in settings of this character are rare. New Farm has created something genuinely distinctive: homes that carry the soul of the Wiltshire countryside within beautifully crafted, thoroughly modern living spaces. Whether you are drawn by the landscape, the pace of village life, the proximity of both Malmesbury and Chippenham, or simply the chance to live somewhere truly special, New Farm offers a lifestyle that is difficult to find and even harder to leave.



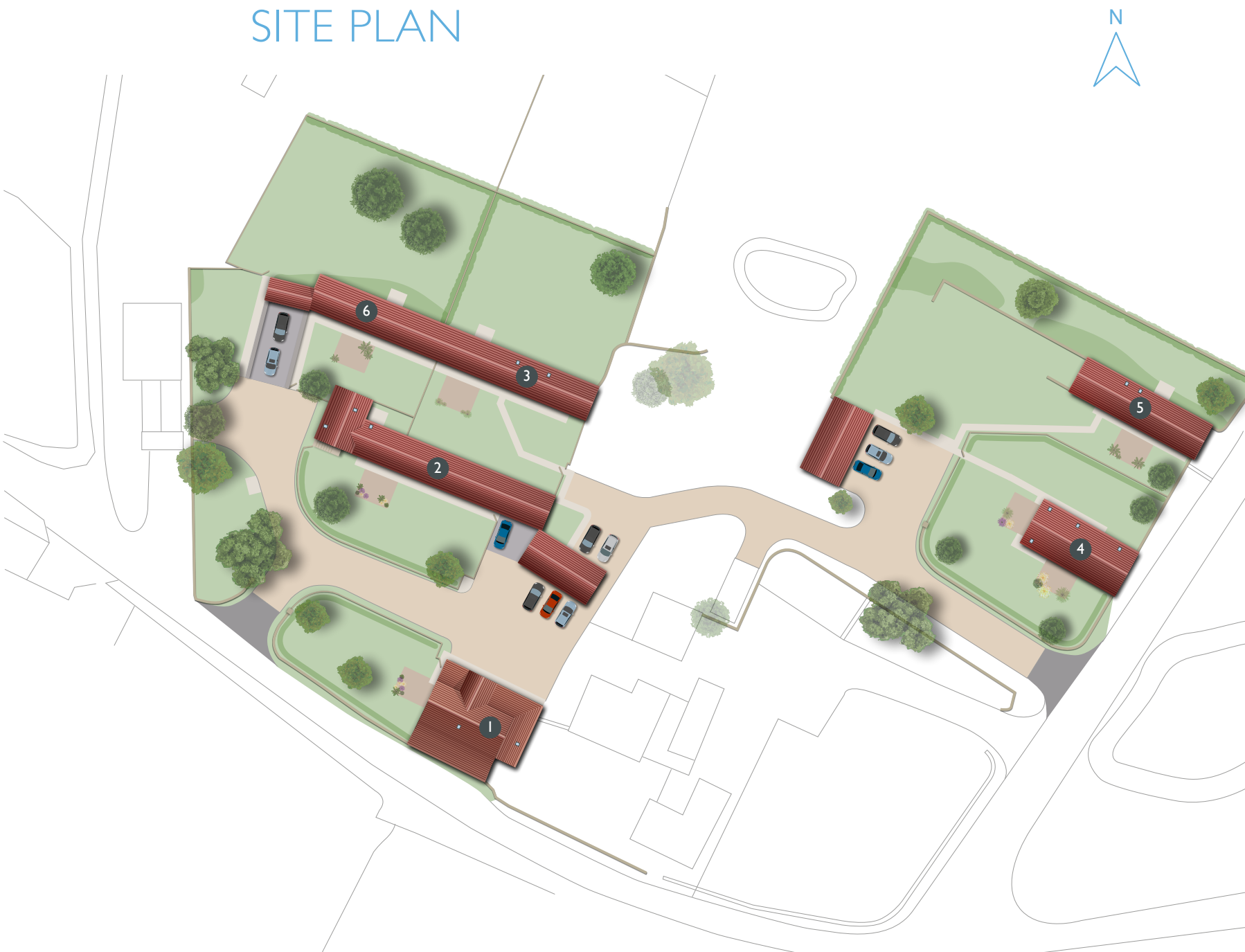
*Enjoy the view from the River Avon
towards the Historic Market Town of
Malmesbury with its 12th Century Abbey
within easy reach of Alderton*

HOW TO FIND US



Please note that the specification was correct at the time of going to print but Ashford Homes continually review their specifications and reserve the right to make any changes. The measurements have been taken from the plan provided but there may be variations in the final build. The computer generated images are for illustrative purposes only and are not intended to be scaled or used to indicate boundaries and should only be used for guidance. Prospective purchasers are advised that the development name may not be the final postal address.

SITE PLAN





A generously proportioned four bedroom barn conversion arranged across two floors, offering the flexibility of dual-level living with two bedrooms on the ground floor and two above.

The ground floor opens via an entrance hall into a sweeping open plan kitchen, living and dining space – the social heart of the home. A separate snug and dedicated home office provide quieter retreats, while a utility room, cloakroom and bathroom complete the practical side. Two double bedrooms sit on this level, with a further two upstairs, the main benefiting from a fitted wardrobe and ensuite.

Outside, a private garden with patio area offers a generous outdoor living space. A double parking barn with EV charging provides covered parking for two cars with an additional two spaces in front.

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PLOT 1

FIRST

Main Bedroom
4.10m x 4.70m
(13'5" x 15'5")

Bedroom 2
3.10m x 4.70m
(10'2" x 15'5")

GROUND

Kitchen / Living / Dining Area
10.40m x 4.80m
(34'1" x 15'9")

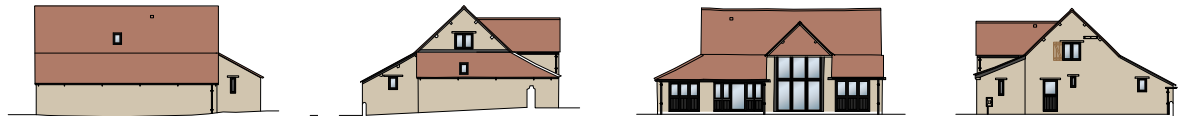
Home Office
2.80m x 3.10m
(9'2" x 10'2")

Snug
2.25m x 2.40m
(7'5" x 7'10")

Bedroom 3
3.50m x 2.80m
(11'6" x 9'2")

Bedroom 4
3.40m x 2.80m
(11'2" x 9'2")

Total Net Sales Area
2,088 sq.ft



FIRST

Main Bedroom
4.18m x 2.70m
(13'9" x 8'10")

Bedroom 4
4.18m x 2.40m
(13'9" x 7'10")

GROUND

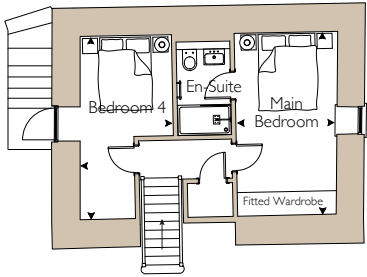
Kitchen / Dining Room
6.40m x 4.10m
(20'12" x 13'5")

Living Room
9.10m x 4.10m
(29'10" x 13'5")

Bedroom 2
4.80m x 2.40m
(15'9" x 7'10")

Bedroom 3
4.80m x 2.40m
(15'9" x 7'10")

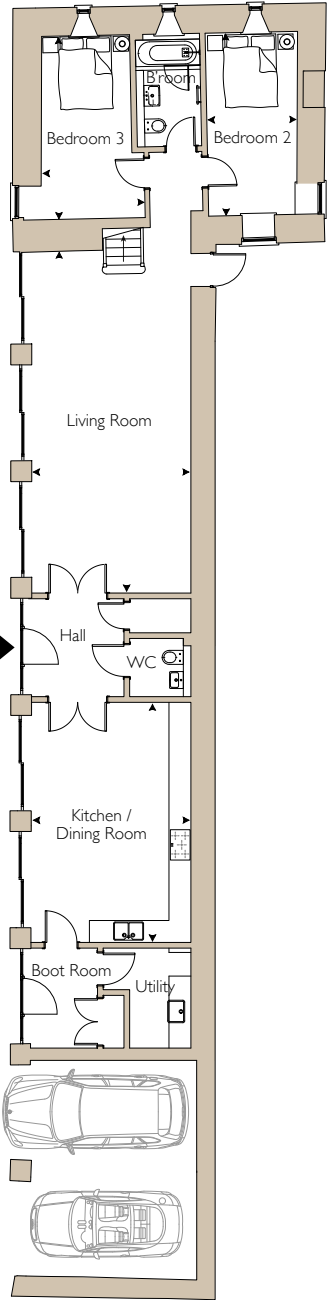
Total Net Sales Area
1,615 sq.ft



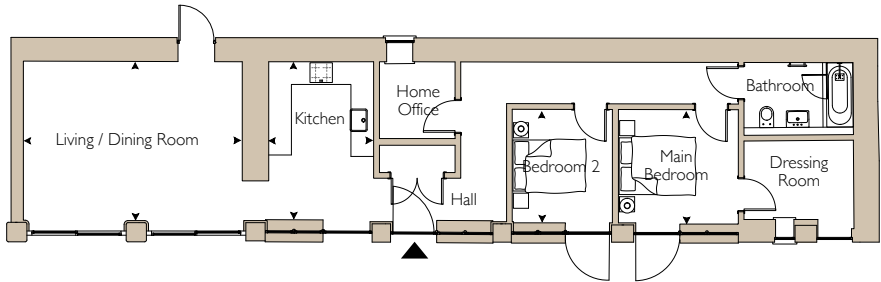
A well-considered four bedroom barn conversion with a double-parking barn with EV charging serves the property, parking for up to three cars.

The ground floor features a welcoming entrance hall with cloakroom, a kitchen and dining room, a dedicated living room, utility room and boot room, along with two double bedrooms and a bathroom. A large garden with patio area extends the living space outside.

Upstairs, two further bedrooms include the main, which has an ensuite and fitted wardrobe.



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A beautifully crafted two bedroom barn conversion, ideal for those seeking single-storey living without compromise on space or quality.

The ground floor flows from an entrance hall through to an open plan kitchen, living and dining area, with a separate home office for those working from home. Both bedrooms are doubles; the main includes a dressing room, adding a touch of luxury rarely found in a home of this scale. A family bathroom completes the accommodation.

Outside, a large private garden with patio, plus dedicated parking for two cars with EV charging.

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PLOT 3

GROUND

Living / Dining Room
5.79m x 4.20m
(18'12" x 13'9")

Kitchen
2.77m x 4.20m
(9'1" x 13'9")

Home Office
2.00m x 2.00m
(6'7" x 6'7")

Main Bedroom
3.17m x 3.00m
(10'5" x 9'10")

Bedroom 2
2.60m x 3.00m
(8'6" x 9'10")

Total Net Sales Area
968 sq.ft

FIRST

Main Bedroom
4.30m x 3.20m
(14'1" x 10'6")

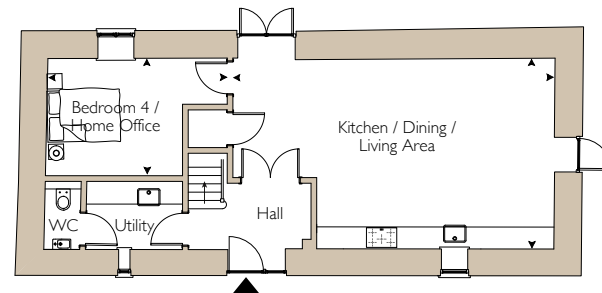
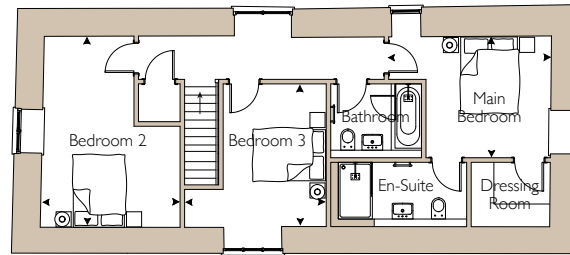
Bedroom 2
3.60m x 5.00m
(11'10" x 16'5")

Bedroom 3
3.70m x 3.80m
(12'2" x 12'6")

GROUND

**Kitchen / Dining /
Living Area**
8.50m x 5.00m
(27'11" x 16'5")

**Bedroom 4 /
Home Office**
4.70m x 3.10m
(15'5" x 10'2")



A striking four bedroom barn conversion with a particularly spacious open plan kitchen, dining and living area at its core – a home designed for both everyday life and entertaining.

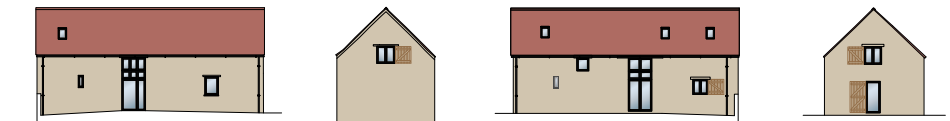
The ground floor also features a utility room with cloakroom and a flexible fourth bedroom or home office, plus two generous patio areas in the large private garden. Upstairs, three double bedrooms and a bathroom are accompanied by a main bedroom with dressing room and ensuite.

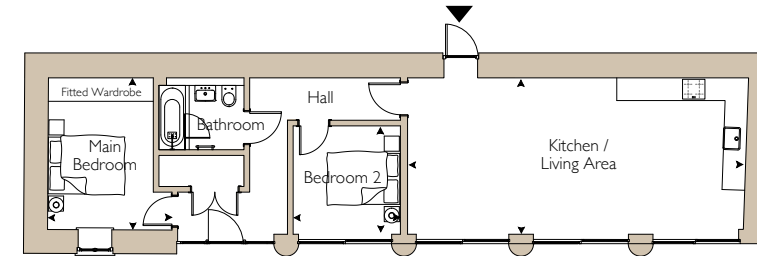
A double parking barn with EV charging provides parking for up to four cars.



Total Net Sales Area
1,464 sq.ft

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A refined two bedroom barn conversion offering relaxed, easy living within a stunning converted setting.

The ground floor centres on an open plan kitchen, living and dining area – bright, spacious and ideal for modern life. Two double bedrooms complete the accommodation.

Externally, there is a substantial private garden with patio area, and a dedicated parking barn with EV charging provides parking for two cars.

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PLOT 5

GROUND

Kitchen / Living Area
8.95m × 4.10m
(29'4" × 13'5")

Main Bedroom
3.20m × 4.00m
(10'6" × 13'1")

Bedroom 2
2.83m × 2.86m
(9'3" × 9'5")

Total Net Sales Area
818 sq.ft

GROUND

Kitchen / Dining / Living Area

9.30m x 4.17m
(30'6" x 13'8")

Home Office

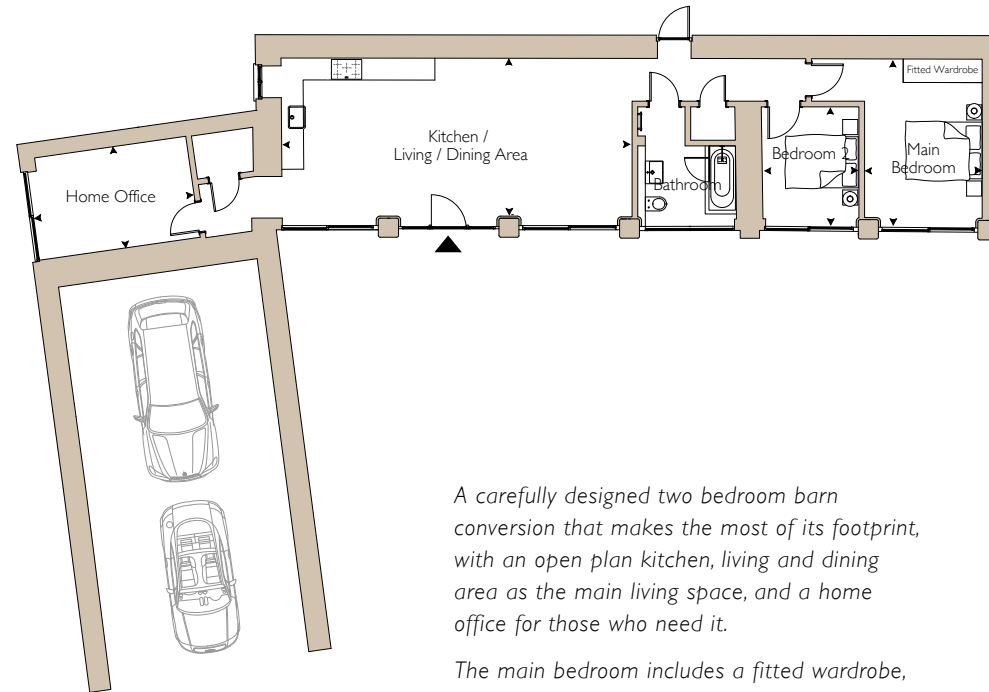
4.00m x 2.67m
(13'1" x 8'9")

Main Bedroom

3.10m x 4.19m
(10'2" x 13'9")

Bedroom 2

2.56m x 2.90m
(8'5" x 9'6")



A carefully designed two bedroom barn conversion that makes the most of its footprint, with an open plan kitchen, living and dining area as the main living space, and a home office for those who need it.

The main bedroom includes a fitted wardrobe, and a family bathroom completes the accommodation.

Outside, a large garden with patio area and a double-parking barn with EV charging serves the property, with parking for two cars.



Total Net Sales Area
1,023 sq.ft

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FEATURES AND OPTIONS

CONSTRUCTION

- Conversion of existing buildings with elevations comprising random stone and architectural features.
- Aluclad windows & doors featuring aluminium external finish with timber internally.
- Reclaimed heritage roof tiles (Plot 1).
- Double Roman clay roof tiles (Plots 2, 3, 4, 5 & 6).
- 6 year Professional Consultant Certificate guarantee.

INTERNAL

- Central heating comprising Daikin air source heat pump supplying under floor heating throughout with individual room programmable room thermostats. Control via smartphone or tablet and remote operation over internet.
- Towel radiators in bathrooms.
- Comprehensive electrical installation with energy efficient LED lighting throughout with recessed downlights to selected areas.
- Matt Black electrical face plates.
- Fitted security system.
- Internal doors – Veneered oak, U-grooved style with Matt Black furniture.
- Traditional staircase featuring oak handrail and string detail with black metal spindles.
- Decoration – Colour drench to walls, ceilings and woodwork.
- Fitted wardrobe in main bedroom – Sliding glass fronted doors or hinged doors with shelf and hanging rail.

HOME NETWORK/ AUDIO ENTERTAINMENT INFRASTRUCTURE

- A network infrastructure has been installed which supports the distribution of data and centralised streaming devices to multiple locations.
For full details, please see the Audio-Visual options data sheet.

KITCHEN

- Luxury fitted kitchen by “Masterclass” with a choice of quality finishes subject to specification and stage of construction.
- Fully integrated appliances.
- Granite or Quartz worktops.

BATHROOMS

- *Cloakroom*
Villeroy & Boch sanitary ware comprising back to wall WC and wall hung basin with vanity unit under. Granite or Quartz to worksurfaces..
- *Main En-suite*
Villeroy & Boch sanitary ware comprising back to wall WC and wall hung basin with vanity unit under. Low profile shower tray with Hansgrohe chrome fittings featuring concealed thermostatic shower with fixed rain head and separate rinse head. Lakes shower enclosure. Granite to worksurfaces.
- *Bathroom*
Villeroy & Boch sanitary ware comprising back to wall WC and wall hung basin with vanity unit under. Bath with concealed valve, Exafill, overhead shower and baton hand shower. Low profile shower tray with Hansgrohe chrome fittings featuring concealed thermostatic shower with fixed rain head and separate rinse head. Lakes shower enclosure. Granite or Quartz to worksurfaces.
- *Tiling*
Bathrooms to be tiled to approximately 1.2m high throughout with shower areas tiled to 2.4m.
Kitchen and bathroom floors to be tiled.
Tile choices available (subject to stage of construction) from a selected range.

EXTERNAL

- Gravel to principal development road.
- Block paving inside parking barns for Plot 1, 2, 4 & 5 and parking spaces for Plot 6.
- Gravel to all additional parking spaces for all plots, including Plot 3.
- Front gardens planted and/or turfed to planning approved landscape plan.
- Rear gardens levelled as far as practicable and prepared for customer to finish.
- External socket.
- External tap to front and rear.
- EV car charging point.

SERVICES

- Mains electric and water services will be connected.
- Air source heat pump serving heating and hot water.
- Telephone/Broadband – FTTP – Fibre To The Premises.
- Foul sewer connected to adopted system.
- Surface water to SuDs system.

MANAGEMENT COMPANY

- Principal development road, courtyards and planted verge.

UPGRADE OPTIONS

- Flooring to areas other than kitchen and bathrooms.
- Kitchen & utility additions.
- HD distribution options.
- Ceiling mounted wireless access points.
- Additional wardrobes.
- Mirrors and Demista pads.
- Seed or turf to rear garden.
- Bathroom accessories.
- Water softener (Plots 1, 2 & 4 only).



A PROUD HISTORY

At Ashford Homes, we want you to buy and move into your new home with complete confidence, so you can start enjoying it from the very first day. From the moment your purchase is agreed, our dedicated team works closely with you, taking care of every detail and keeping you fully informed throughout the process.

For over 35 years, Ashford Homes has been crafting beautiful homes across the South West, combining timeless design with modern living. Quality, service, and professionalism are at the heart of everything we do. We take great pride in our reputation for creating innovative, beautifully designed homes that offer generous living spaces, meticulous attention to detail, and superior workmanship.

Each home is individually designed and built to the highest standards by our skilled local team. For your peace of mind, every Ashford Homes property comes with a 10-year structural warranty from LABC providing comprehensive protection against structural defects for the first decade of ownership, or a 6-year Professional Consultant's Certificate for refurbished properties.

We are also proud to have been recognised for excellence, having received three prestigious LABC awards in 2024 and 2025, including a National Award for our outstanding development, The Hawthorns in Great Somerford.

“We have just moved into our new home built by Ashford Homes. The house is absolutely superb. We could not have had, or wished for, any better service from the whole Ashford team. From start to finish nothing had been too much trouble, advice given has been quite excellent and given the very tight deadlines we imposed on Ashford Homes all were met or exceeded. Ashford Homes took all the stress out of our home purchase and we cannot recommend them too highly to any perspective buyer.”

Mr H

“An absolutely fabulous developer. I have had nothing but the best communication, expertise and professionalism from the company and my new home is absolutely beautiful. The finish is fabulous, with high quality white goods, attention to detail and beautiful touches. Don't hesitate if you are interested in an Ashford Homes property – you won't regret it. Local developers who care about the local developments.”

Mrs J



Protection for new-build home buyers



“The team at Ashford Homes provide exceptional customer service. They take pride in the quality of the homes they build and communication is quick, friendly and helpful.”

Mr & Mrs C

Having bought a property from Ashford Homes in the past, we had no hesitation in purchasing our next home with Ashfords. Their professionalism and attention to detail is excellent. The whole team have been efficient, helpful and understanding throughout the process. Thank you!

Mr & Mrs H



**ASHFORD
HOMES**
(SOUTH WESTERN) LIMITED

Crafting beautiful homes

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Viewing

Strictly by appointment with Ashford Homes (South Western) Ltd or our nominated agents. Please use the contact details above.

Reservation

A reservation fee will secure your home at New Farm.