



PRINCETON  
HOMES

PHILLIPS GROVE  
YATTON KEYNELL

*3 & 4 bedroom quality houses in an area of Outstanding Natural Beauty*



# PRINCETON HOMES

are pleased to be nominated as a finalist in the  
West of England LABC Building Excellence Awards 2020  
for Best Small New Housing Development




“We have been very happy with all our dealings with Princeton Homes. We have found all the people we dealt with to be very obliging and helpful. We both wish Princeton Homes every success for the future, you deserve it and we hope you continue to build quality homes well into the future.”

Previous Buyer, The Kings, Corsham

Princeton Homes was established in 2002 and has since built a wide range of exceptional properties, from bespoke luxury homes to select developments of up to 15 houses. We pride ourselves on the excellent quality of our design, materials, and workmanship, tailored to deliver first-class standards of finish and service to our customers. Voted one of the top ten homebuilders in the country by customers,

Princeton Homes has an unrivalled reputation, winning the ‘Best Individual Dwelling’ title at the LABC Building Awards. All of Princeton’s developments are given the same level of time, care, and attention, ensuring that outstanding craftsmanship and value define each one of our properties. If you’re looking for your forever home, you’ve come to the right place.



A scenic view of a river in Yatton Keynell, North Wiltshire. The river flows through a lush, green landscape. In the background, a stone bridge with a wooden fence spans across the river. The water is calm, reflecting the surrounding trees and sky. A small rock is visible in the water on the right side. The overall atmosphere is peaceful and natural.

Yatton Keynell is a charming English village in North Wiltshire, situated in an Area of Outstanding Natural Beauty



Situated in the South Cotswolds, Yatton Keynell's scenic limestone grasslands & period stone buildings are rich in history. The market towns of Chippenham & Corsham are just a short distance by car, offering a range of shops and restaurants, with the bustling culture of Bath & Bristol slightly further afield. Convenient access to the M4 and a mainline station at Chippenham facilitate easy travel to London & the South West, whilst buses run from the village to Chippenham and Bath.

This rural oasis is perfectly positioned for those seeking the ideal country lifestyle. Bordered by a green belt, the village remains largely untouched. At its centre lie a quaint shop, and post office, 13th-century church, and traditional pub, with a doctors surgery and dental practice a stone's throw away. The local primary school, Brook Valley C of E, was rated 'Outstanding' in its last Ofsted report, whilst independent day schools Calder House and Heywood Prep are around ten minutes' drive.

The village hall runs a variety of classes, including pilates and ballroom, with a modern playground, tennis court, and fitness area located outside. Plenty of public footpaths make exploring Wiltshire's scenic countryside easy, winding past Halfpenny Pool, the beautiful village duck pond, not far from Phillips Grove. The historic villages of Castle Combe and Lacock are close by, as are the luxurious Manor House Golf Club and Castle Combe Circuit.



Phillips Grove takes its name from a family business that ran for almost sixty years on the site in Yatton Keynell. Surrounded by natural beauty, this exclusive private development of just 7 luxury homes was designed by local architects and is being crafted by award-winning homebuilder Princeton Homes. The exterior finish of each house is quintessentially traditional to blend seamlessly with Yatton Keynell's character architecture. Thoughtfully designed to provide superior comfort and

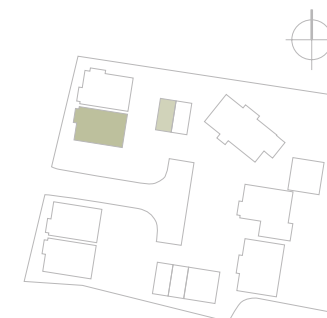
style, luxury merges with modern living in these stunning properties, which benefit from spacious contemporary interiors and high specification throughout. Each house incorporates cutting-edge, sustainable technology including air source heat pumps and electric car charging points, resulting in highly economical, energy-efficient homes. Those who commit to buy at an early stage may enjoy a greater say in the finish of their home.



# PHILLIPS GROVE

YATTON KEYNELL

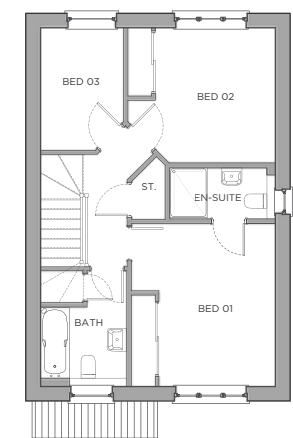
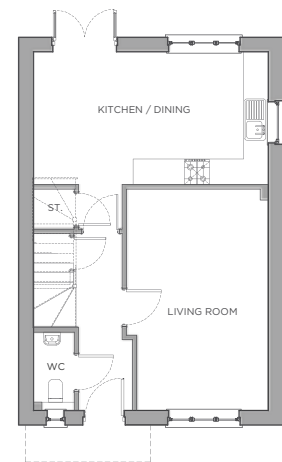


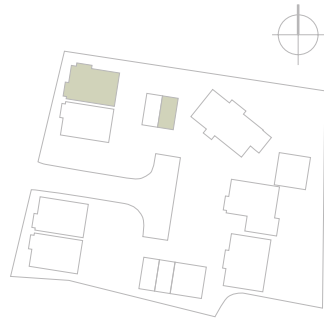


## PLOT 1

3 BEDROOM HOME

Total (excluding garage)	97.2 m2	1046 sqft
<b>GROUND FLOOR</b>	<b>Max in metres</b>	<b>Max in feet/in</b>
Kitchen / Dining Room	5.56 x 3.19	18'6" x 10'6"
Living Room	3.42 x 5.32	11'3" x 17'5"
<b>FIRST FLOOR</b>		
Bedroom 1	3.26 x 3.92	10'8" x 12'10"
Bedroom 2	3.55 x 3.25	11'8" x 10'8"
Bedroom 3	2.00 x 2.94	6'7" x 9'8"





## PLOT 2

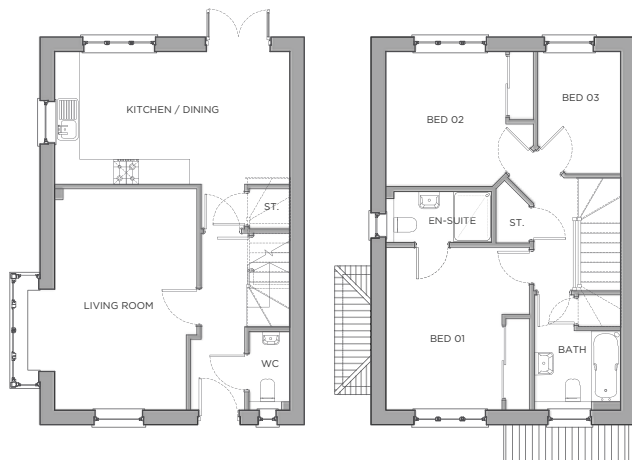
3 BEDROOM HOME

Total (excluding garage) 98.60 m2 1061 sqft

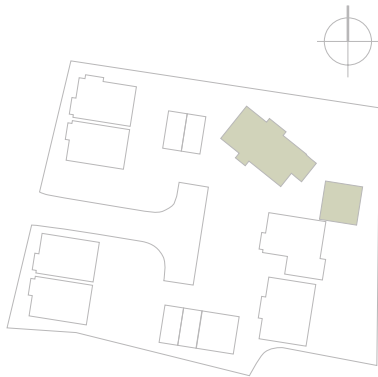
GROUND FLOOR	Max in metres	Max in feet/in
Kitchen / Dining Room	5.56 x 3.19	18'6" x 10'6"
Living Room	4.06 x 5.32	13'4" x 17'5"

### FIRST FLOOR

Bedroom 1	3.26 x 3.92	10'8" x 12'10"
Bedroom 2	3.55 x 3.25	11'8" x 10'8"
Bedroom 3	2.00 x 2.94	6'7" x 9'8"







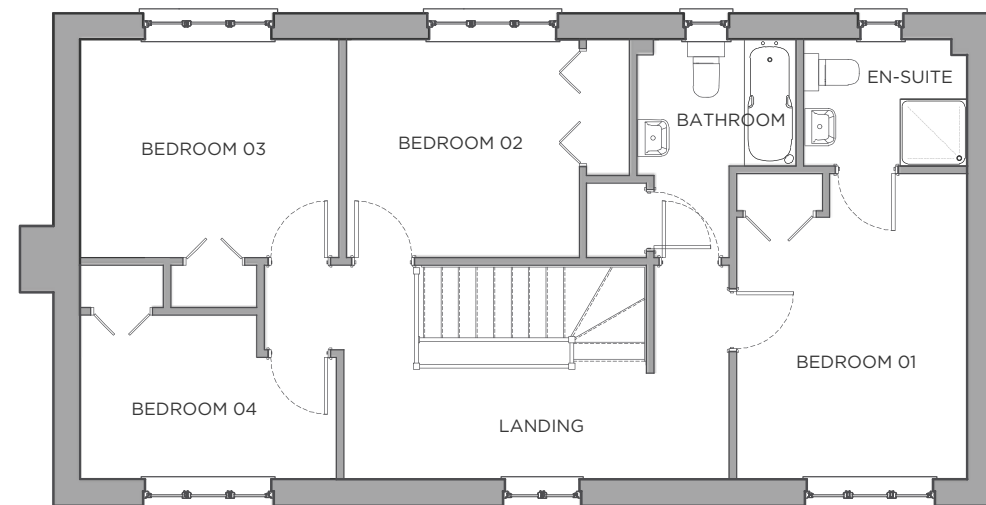
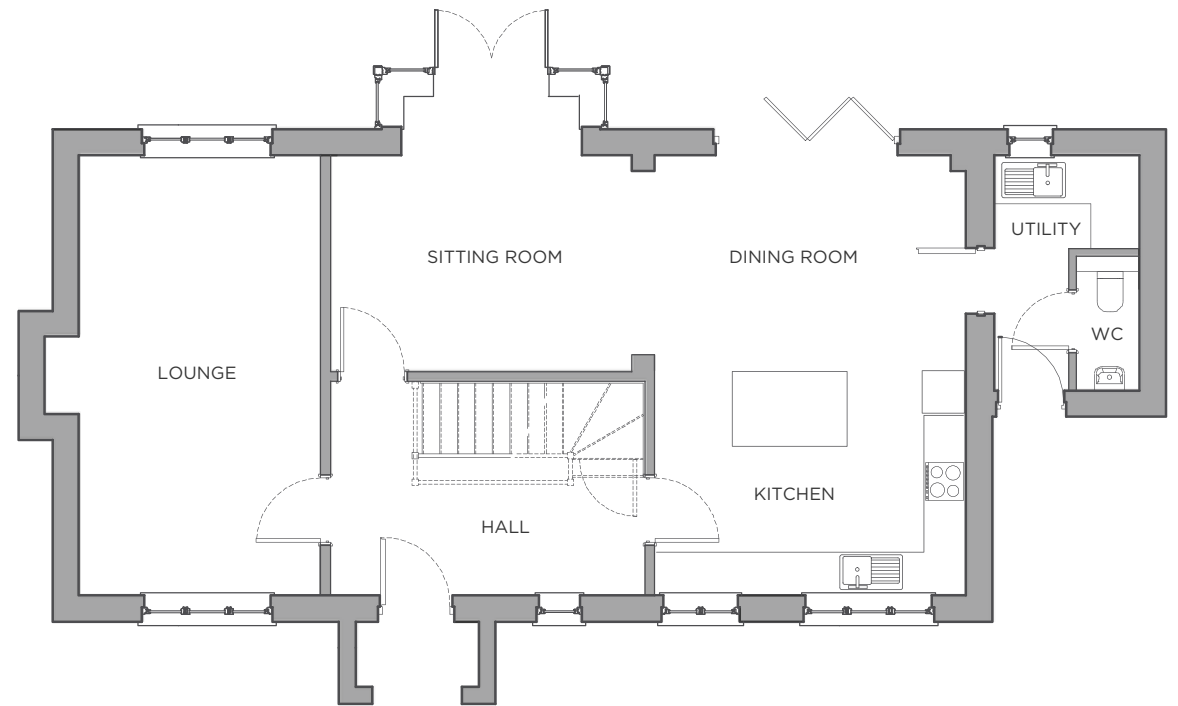
## PLOT 3

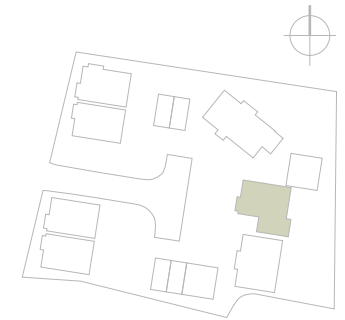
4 BEDROOM HOME

Total (excluding garage)      147.50 m<sup>2</sup>      1588 sqft

GROUND FLOOR	Max in metres	Max in feet/in
Kitchen / Dining Room	4.18 x 5.90	13'9" x 19'4"
Sitting Room	4.04 x 3.69	13'3" x 12'1"
Living Room	3.24 x 5.90	10'8" x 19'4"
Utility	1.94 x 1.25	6'4" x 4'1"

FIRST FLOOR	Max in metres	Max in feet/in
Bedroom 1	3.09 x 4.10	10'2" x 13'5"
Bedroom 2	3.12 x 2.93	10'3" x 9'7"
Bedroom 3	3.47 x 2.93	11'5" x 9'7"
Bedroom 4	3.44 x 2.20	11'3" x 7'3"

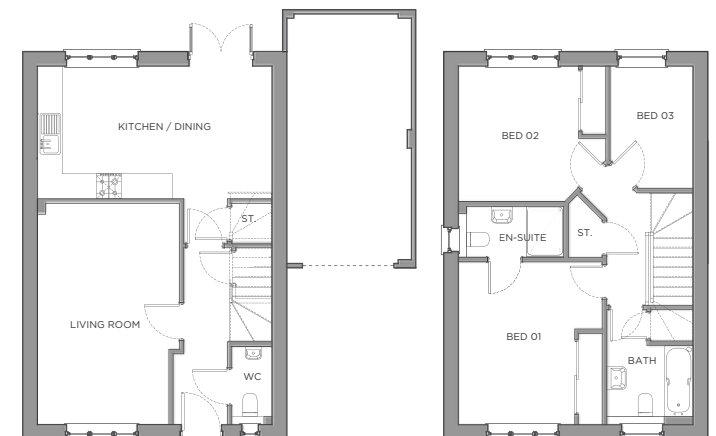




## PLOT 4

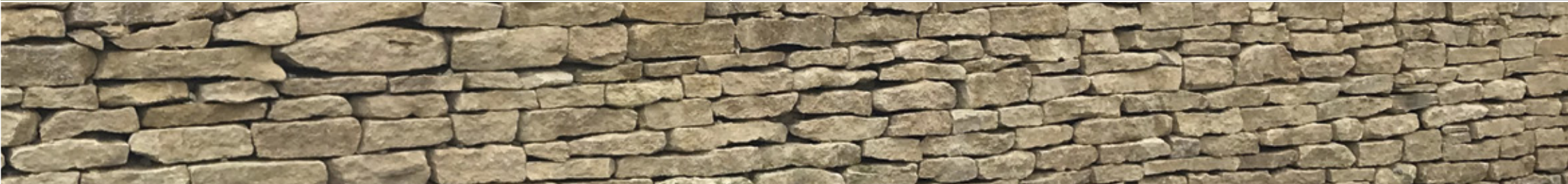
### 3 BEDROOM HOME

Total (excluding garage)	97.2 m <sup>2</sup>	1046 sqft
<b>GROUND FLOOR</b>	<b>Max in metres</b>	<b>Max in feet/in</b>
Kitchen / Dining Room	5.56 x 3.19	18'6" x 10'6"
Living Room	3.42 x 5.32	11'3" x 17'5"
<b>FIRST FLOOR</b>		
Bedroom 1	3.26 x 3.92	10'8" x 12'10"
Bedroom 2	3.55 x 3.25	11'8" x 10'8"
Bedroom 3	2.00 x 2.94	6'7" x 9'8"

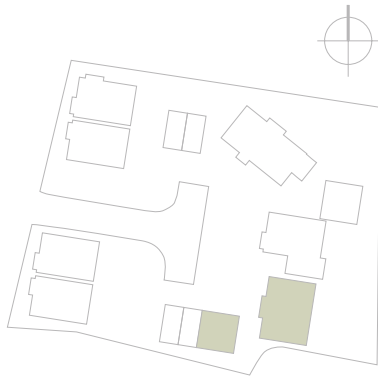


“Princeton Homes have delivered a great design and built it to exacting standards and quality which deserves the Winner Award for the best individual dwelling 2010”

LABC building control officer for  
Wiltshire on Church Cottage







## PLOT 5

### 4 BEDROOM HOME

Total (excluding garage)      129.40 m<sup>2</sup>      1393 sqft

**GROUND FLOOR**      *Max in metres*      *Max in feet/in*

Kitchen / Dining Room      3.42 x 6.94      11'3" x 22'9"

Living Room      3.59 x 6.49      11'9" x 21'4"

Utility      2.07 x 1.71      6'9" x 5'7"

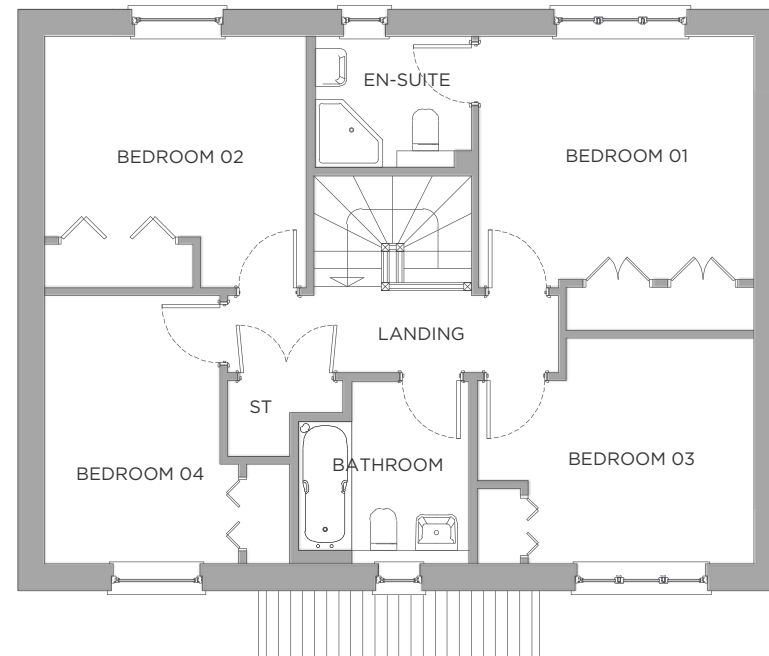
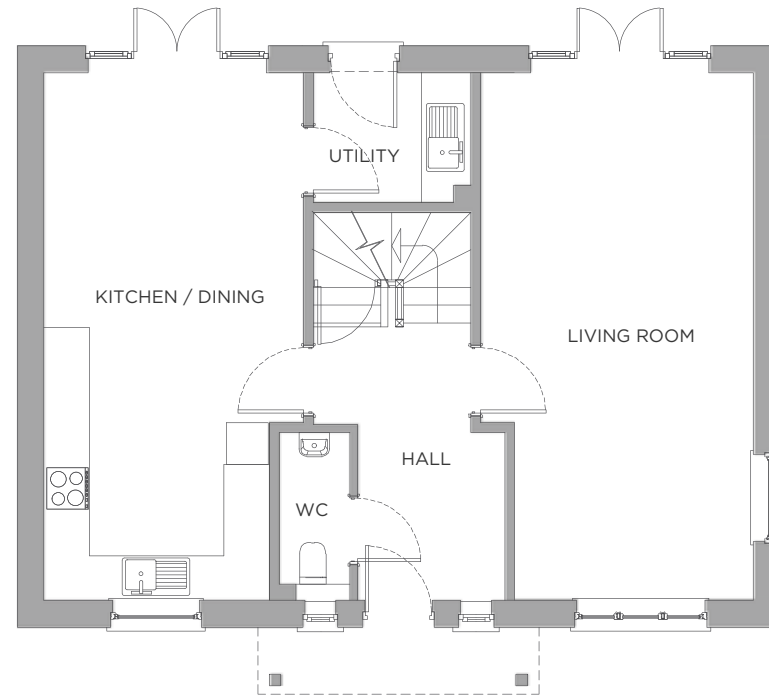
**FIRST FLOOR**

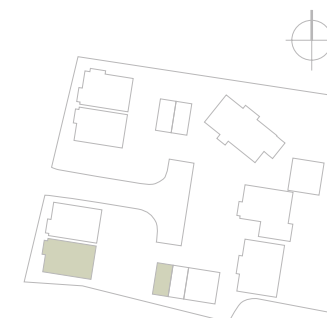
Bedroom 1      3.62 x 3.20      11'11" x 10'6"

Bedroom 2      3.45 x 3.31      11'4" x 10'10"

Bedroom 3      3.64 x 2.98      11'11" x 9'9"

Bedroom 4      2.56 x 3.53      8'5" x 11'7"

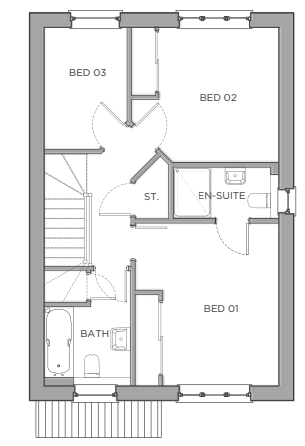
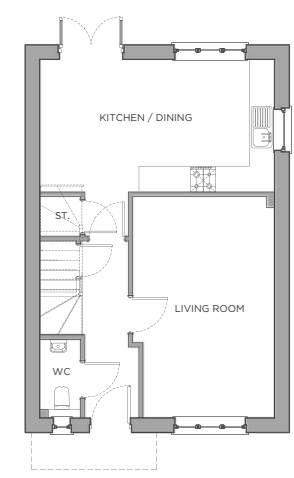


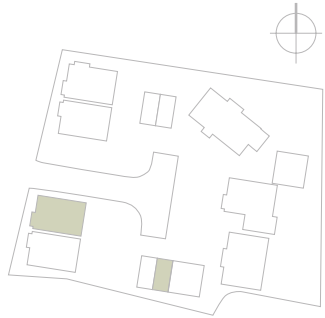


## PLOT 6

### 3 BEDROOM HOME

Total (excluding garage)	97.2 m2	1046 sqft
<b>GROUND FLOOR</b>	<b>Max in metres</b>	<b>Max in feet/in</b>
Kitchen / Dining Room	5.56 x 3.19	18'6" x 10'6"
Living Room	3.42 x 5.32	11'3" x 17'5"
<b>FIRST FLOOR</b>		
Bedroom 1	3.26 x 3.92	10'8" x 12'10"
Bedroom 2	3.55 x 3.25	11'8" x 10'8"
Bedroom 3	2.00 x 2.94	6'7" x 9'8"





## PLOT 7

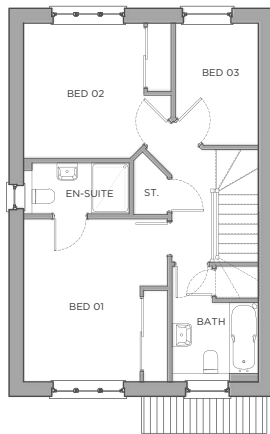
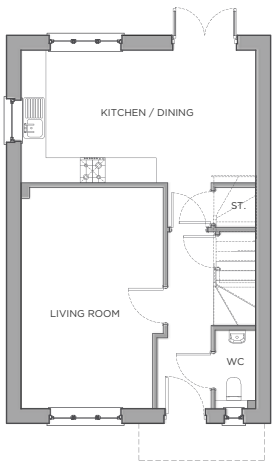
3 BEDROOM HOME

Total (excluding garage) 97.2 m2 1046 sqft

GROUND FLOOR	Max in metres	Max in feet/in
Kitchen / Dining Room	5.56 x 3.19	18'6" x 10'6"
Living Room	3.42 x 5.32	11'3" x 17'5"

### FIRST FLOOR

Bedroom 1	3.26 x 3.92	10'8" x 12'10"
Bedroom 2	3.55 x 3.25	11'8" x 10'8"
Bedroom 3	2.00 x 2.94	6'7" x 9'8"





Raising Standards. Protecting Homeowners

## SPECIFICATIONS

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Each home has been thoughtfully designed to provide superior comfort and style, with well-crafted living spaces built to high energy efficiency standards for lower running costs.

All the houses will benefit from a 10 year NHBC warranty.

### KITCHENS

Contemporary fully fitted modern kitchen with a choice of finishes\*

Quartz worktops & upstands\*

Stainless steel one & a half sink & mixer tap

Integrated fridge/freezer

Integrated place dishwasher

Single oven

Micro/combi Oven

Hob with cooker hood extractor

LED countertop lighting

Energy efficient downlights

### UTILITY ROOM (FOR PLOTS 3 & 5)

Units to match kitchen\*

Laminated worktops & upstands\*

Stainless steel sink & mixer tap

Cupboards fitted to sink unit

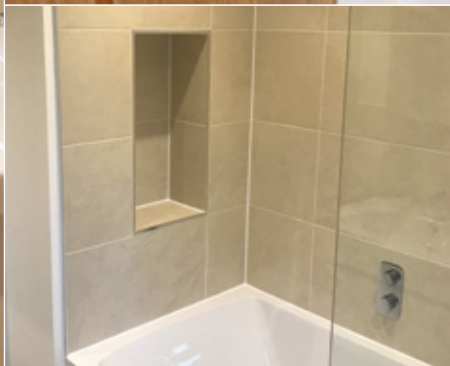
Space for washing machine

### HEATING

Air source heat pump

Controlled central heating with underfloor heating to the ground floor & radiators to upper floor

\* A choice will be available to purchasers who commit to purchase their home early



#### BATHROOMS & EN-SUITES

- High-quality white sanitary ware
- WC with soft close toilet seat
- Wash hand basins with mirrors
- White bath
- Grohe thermostatic bath, shower mixer & taps
- Shaver socket
- Energy efficient downlights
- Glass shower screen
- Chrome heated towel rail
- Full height ceramic wall tiling in shower area\*
- Ceramic floor tiling\*

#### INTERIOR FINISHES

- White UPVC double glazed windows & front door
- Painted internal cottage style doors
- Bright chrome finish ironmongery
- LVT floor covering to kitchen/dining room & hall\*
- Walls & smooth ceilings finished in classic white emulsion
- All internal woodwork in white satinwood
- Energy efficient downlights in kitchen & dining room
- Pendant lighting in bedrooms
- Carpeted living room, stairs, landing & to all bedrooms\*
- Fitted wardrobes in 2 bedrooms\*

#### ELECTRICAL

- BT telephone line & super-fast broadband
- TV & satellite points in kitchen, living room & all bedrooms
- Mains operated smoke detector in hallways & kitchens

#### EXTERIOR

- Front & rear paths of buff riven slabs
- Front & rear gardens turfed
- Patio
- External lighting to front door & rear of house
- Outside tap
- Single garage to plots 1, 2, 4, 6 & 7
- Double garage to plots 3 & 5
- Electric car charging supply



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

PHILLIPS  
GROVE  
YATTON KEYNELL  
WILTSHIRE SN14 7JT

SOLE SELLING AGENT



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*Important information. These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are inevitably subjective and given in good faith, they should not be relied upon as statements or representative of fact. All measurements are taken from plans and must, therefore, be treated as approximate. All properties comply with the current building regulations. Princeton Homes operate a continuous review of our specifications and reserve the right to make amendments at any stage of the development.*

*Please note that any computer generated images were commissioned before finalisation of plans and landscaping and as such, are for illustrative purposes only. Any landscaping shown on computer generated images and site plan indicate possible mature landscaping. The site plan is indicative only, not to scale and for general guidance only. The information contained within this literature is correct at the time of going to press.*

*Princeton Homes Ltd / Resolution Design*