



*Luckington Homes*  
More land required contact 01202 894 400

**CHERRY FIELDS, AMESBURY, SALISBURY, SP4 7HR**

**BAXTERS**  
PROPERTY & LAND AGENTS

# CHERRY FIELDS, AMESBURY, SALISBURY, SP4 7HR

## AMESBURY

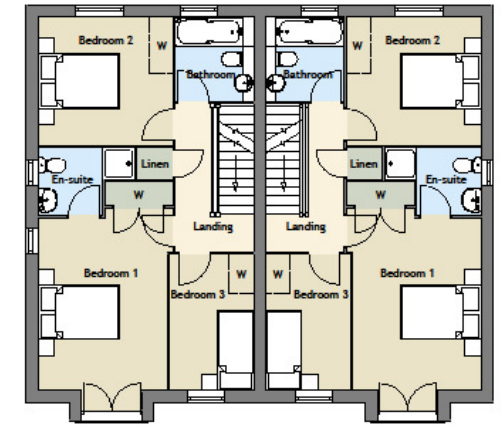
Amesbury is located just to the south of the A303 and is easily accessible for Basingstoke, Reading and London, as well as being on the main route to Devon and Cornwall. Amesbury town has a variety of shops including two supermarkets (Tesco and Co-Op), butcher, greengrocer, baker and a leisure centre. The cathedral city of Salisbury is 10 miles away with excellent shopping facilities and a good range of social and educational amenities including the Salisbury Playhouse, Arts Centre, cinema and a variety of state, private primary and secondary schools. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. There is also a mainline rail service to London Waterloo and the West Country.

## DESCRIPTION

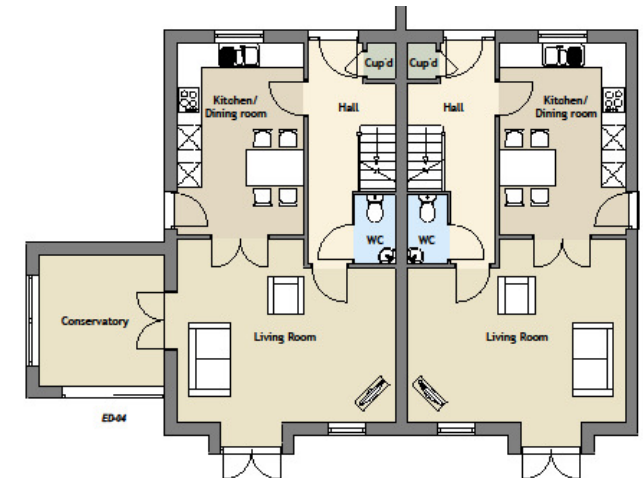
Cherry Fields is a small development of only five family homes enjoying a semi rural outlook on the outskirts of the historic town of Amesbury. Constructed by Luckington Homes, each property offers spacious accommodation which has been finished to the highest standard with the emphasis on low maintenance. Each property has UPVC fascias, soffits and windows, gas fired central heating, security alarm plus electrically operated smoke alarms. A major feature of these New Homes is the extremely large, south westerly facing gardens extending to an average 105 ft in length, with patio area off from the living room. Each garden will also be laid to lawn prior to occupation. There is ample provision for parking with two numbered allocated spaces for each property and communal visitors parking. It is anticipated that the properties will be completed and ready for occupation in the spring of 2013.

## SPECIFICATION

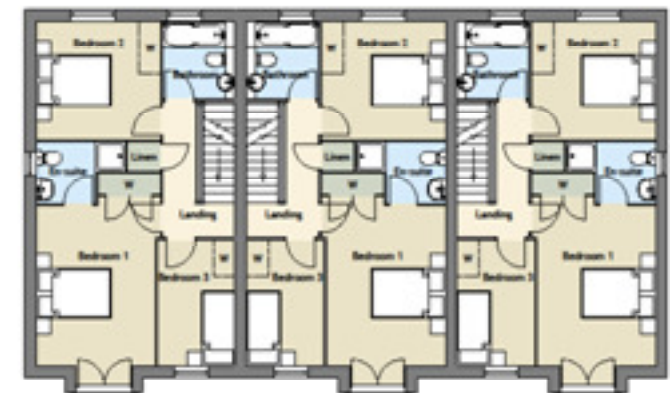
With considerate and thoughtful design, to fixtures, build and finish every aspect of a Luckington Homes property undergoes many hours of care and attention. As well as stunning new homes in a beautiful location, Cherry Fields will benefit from the following specification, including a 10 year building guarantee.



PLOTS 4 AND 5



PLOTS 4 AND 5



PLOTS 1, 2 AND 3

## Fitted Kitchens

- Symphony Plaza kitchen with complimentary Prima worktops/up-stands
- Neff double oven, gas burner hob with chimney hood in brushed steel
- Curved glass splash back
- Fully integrated fridge/freezer, dishwasher and washer dryer
- Stainless steel Blanco 1.5 inset sink
- Chrome mixer tap
- Recessed downlighters
- Stone flooring to kitchen

## Heating and Ventilation

Each house is built to a specification more efficient than standard Building regulations

- Gas central heating
- Radiators with thermostatic valves
- Pressurised hot water system
- Double glazed windows

## Lighting, TV and Telephone

- Energy efficient lighting
- TV aerial sockets in all rooms, except wet rooms, adjacent to twin socket outlet
- Cable to digital aerial only in roof space
- Sky Plus wiring adjacent to all TV aerial sockets with cable in roof to allow home owner to connect to Sky Plus dish
- BT point adjacent to each TV point
- Spur for possible future light to roof void
- External lighting with PIR sensors

Please note that the developers, the development team, its agent and employees pursue a policy of continuous improvement. Whilst every effort has been made to ensure that this information is correct, it is intended as a guide and the company reserves the right to alter or amend the specification as necessary, without prior notice. The front external garden stores are not depicted but will be constructed.

## Bathrooms and Ensuites

- Contemporary white sanitary ware by Ideal Standard Playa
- Roper Rhodes Brassware
- Merlyn and Vivid Enclosures
- Mirror with shaving socket and towel radiators where appropriate
- Various height tiling in bathrooms, ensuite and cloakrooms
- Chrome furniture
- Recessed ceiling downlighters

## Internal Finishes

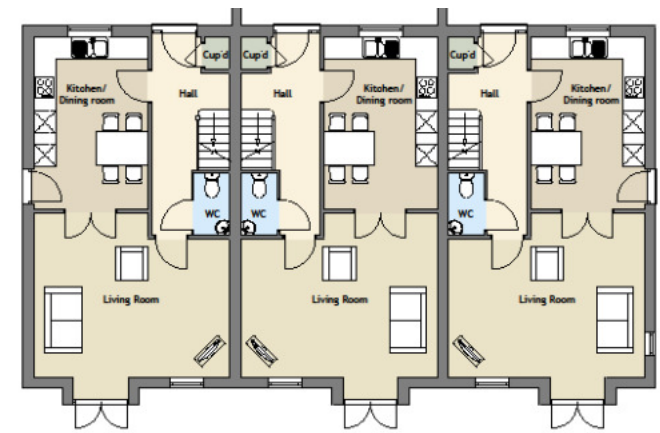
- Light oak veneered timber doors with brushed chrome furniture
- Fitted wardrobe in Master Bedroom
- Stone fire surround features
- Fitted carpets
- Gardenia emulsion on Walls, Jasmine White on ceilings and woodwork

## Security and Safety

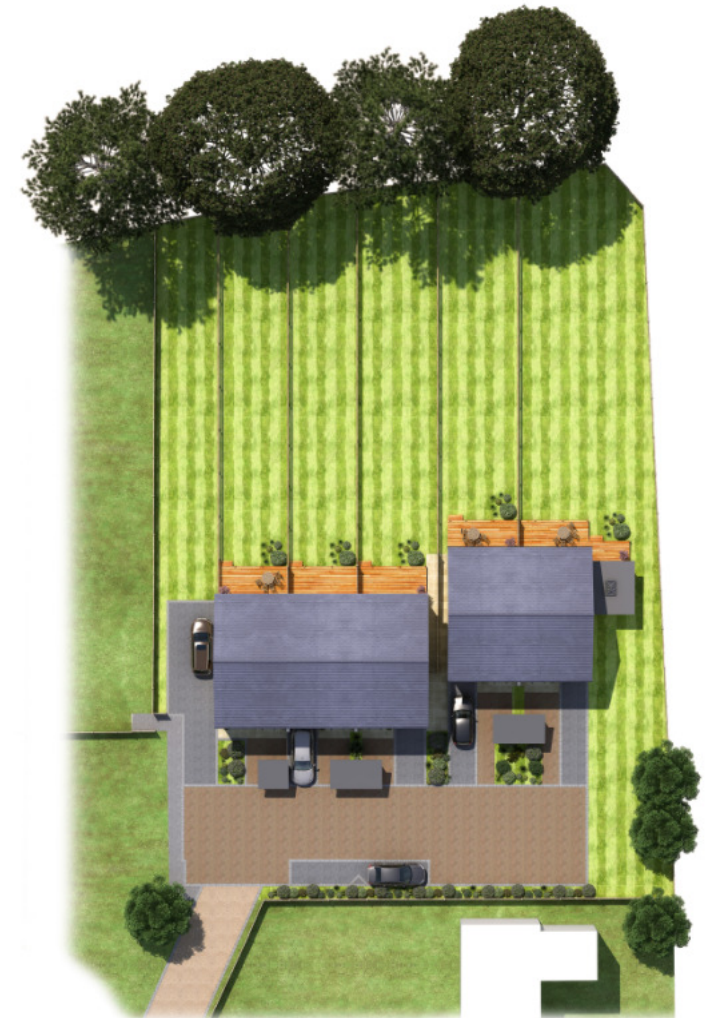
- Security alarm
- Window locks as appropriate
- Main operated smoke detectors with battery back-up

## Exterior

- Turfed garden
- Visitors' parking space
- External tap
- External stores



PLOTS 1, 2 AND 3





**DIRECTIONS:** From the cathedral city of Salisbury take the A345 Salisbury Road and follow the signs for Amesbury. Upon reaching the town, at the first mini roundabout, take the first left into South Mill Road and continue passing the Police Station on your right hand side, The entrance to the site will be found immediately afterwards.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy. Ref : 10174 - 78

**Baxters Property and Land Agents**  
**Cross Keys House, Queen Street,**  
**Salisbury, Wiltshire SP1 1EY**  
**01722 238711**  
**admin@baxtersestates.co.uk**  
**www.baxtersestates.co.uk**



# CHERRY FIELDS, AMESBURY

PLOT	PROPERTY	PRICE	STATUS
1	3 BED END TERRACE (101.83 sq mtr/1096 sq ft Internal)	£264,950	AVAILABLE
2	3 BED MID TERRACE (101.83 sq mtr/1096 sq ft Internal)	£249,950	AVAILABLE
3	3 BED END TERRACE (101.83 sq mtr/1096 sq ft Internal)	£264,950	AVAILABLE
4	3 BED SEMI DETACHED (101.83 sq mtr/1096 sq ft Internal)	£279,950	AVAILABLE
5	3 BED SEMI DETACHED (112.50 sq mtr/1211 sq ft Internal)	£295,000	AVAILABLE

## NOTES

A DEPOSIT OF £500.00 WILL BE REQUIRED TO RESERVE YOUR CHOSEN PLOT WHICH WILL BE DEDUCTED FROM THE CONTRACT PRICE.

IN THE EVENT THAT THE SALES SHOULD FAIL TO PROCEED THEN 50% OF THE DEPOSIT WILL BE RETURNED.

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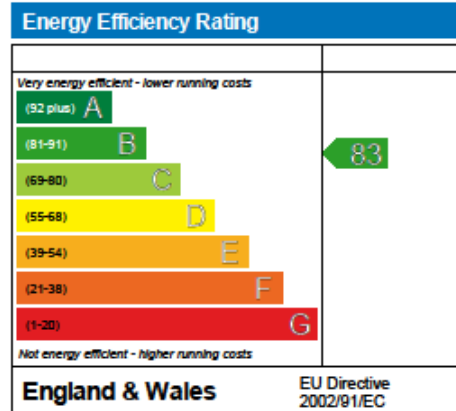
## Predicted Energy Assessment

Plot 1, South Mill Road,  
Amesbury,  
SP4 7HR

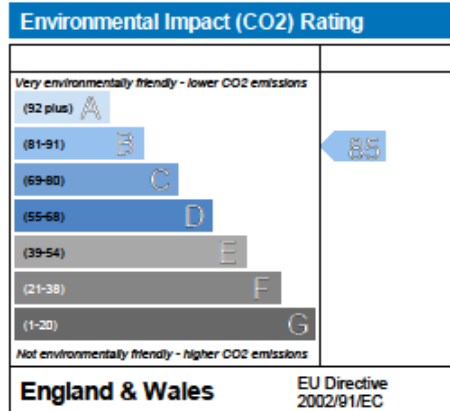
Dwelling type: House, End-Terrace  
Date of assessment: 08.Aug.2012  
Produced by: Trinity Architecture  
Total floor area: 99.54 m<sup>2</sup>

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP2009 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

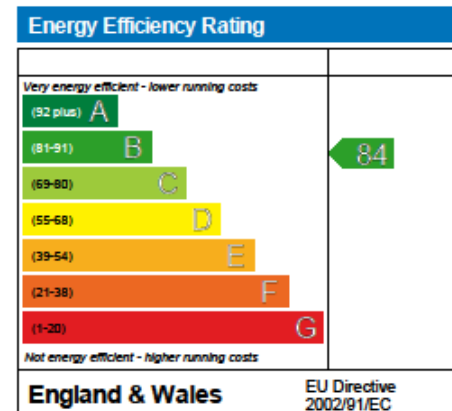
## Predicted Energy Assessment

Plot 2, South Mill Road,  
Amesbury,  
SP4 7HR

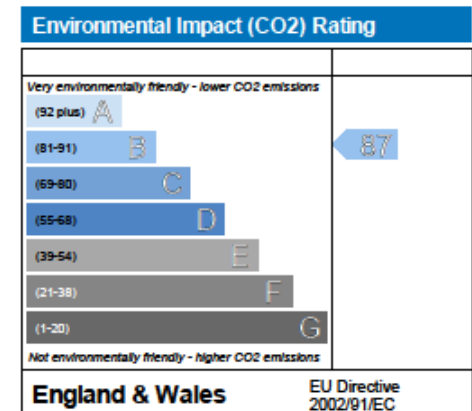
Dwelling type: House, Mid-Terrace  
Date of assessment: 08.Aug.2012  
Produced by: Trinity Architecture  
Total floor area: 99.54 m<sup>2</sup>

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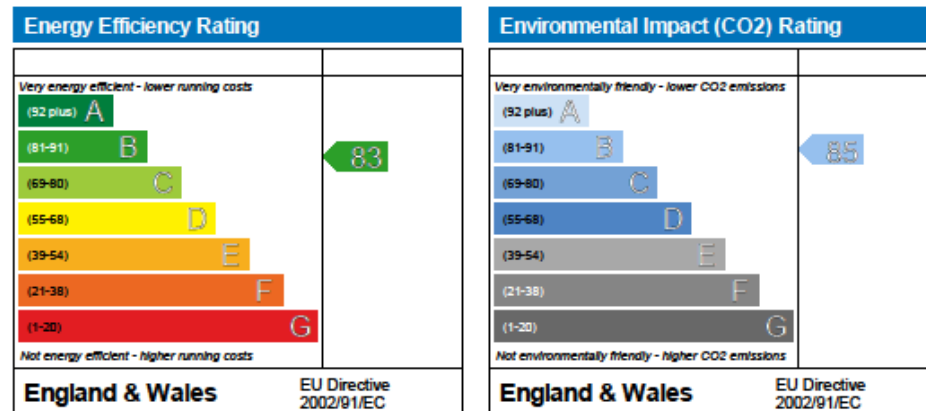
## Predicted Energy Assessment

Plot 3, South Mill Road,  
Amesbury,  
SP4 7HR

Dwelling type: House, End-Terrace  
Date of assessment: 08.Aug.2012  
Produced by: Trinity Architecture  
Total floor area: 99.54 m<sup>2</sup>

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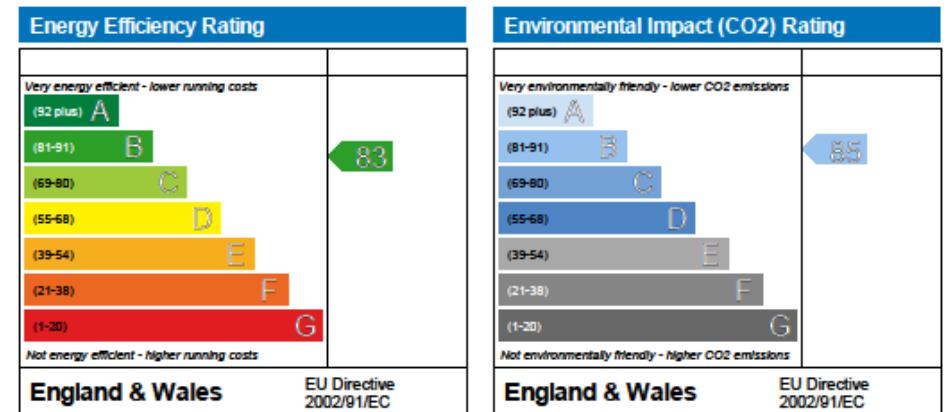
## Predicted Energy Assessment

Plot 4, South Mill Road,  
Amesbury,  
SP4 7HR

Dwelling type: House, End-Terrace  
Date of assessment: 08.Aug.2012  
Produced by: Trinity Architecture  
Total floor area: 99.54 m<sup>2</sup>

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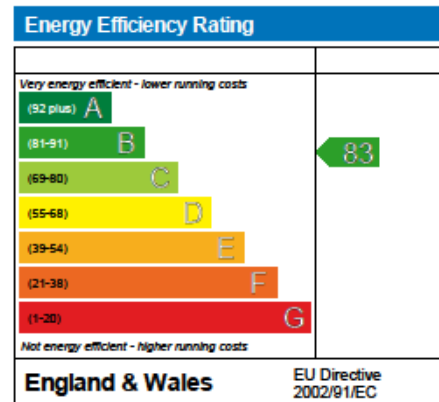
## Predicted Energy Assessment

Plot 5, South Mill Road,  
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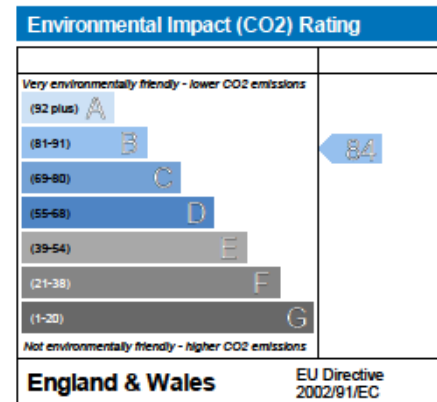
Dwelling type: House, End-Terrace  
Date of assessment: 08.Aug.2012  
Produced by: Trinity Architecture  
Total floor area: 110.25 m<sup>2</sup>

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