



**ASHFORD  
HOMES**  
(SOUTH WESTERN) LIMITED

# THE OLD GLOVE FACTORY

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NESTON | WILTSHIRE

# THE OLD GLOVE FACTORY

BROCKLEAZE, NESTON, WILTSHIRE SN13 9TJ



Welcome to The Old Glove Factory, a superb collection of six luxury homes in Neston, Wiltshire. This exclusive development includes a beautifully renovated single-storey property, with all homes offering three to five bedrooms.

The village of Neston, at the edge of Neston Park country estate in the beautiful Wiltshire countryside, offers the ideal combination of peaceful village life with easy access to a good range of local facilities, both in and around Neston itself and the famous market town of Corsham, just two miles away.

Neston boasts an excellent pre-school and primary school, the Neston Country Inn pub, church and village hall, playing fields, and an abundance of country walks in the surrounding countryside. The village holds plenty of events throughout the year, including a firework display and village fete, offering residents the chance to feel part of a real community. For relaxed weekend outings, Lowden Garden Centre and Wadwick Country Stores are both just a five-minute drive, each with a very popular restaurant/caf  .

The thriving historic market town of Corsham caters for your day to day needs with a vibrant mix of shops, bespoke coffee houses, boutiques, restaurants and pubs. Corsham has a new leisure centre complete with swimming pool and gym, as well as an excellent choice of state and independent primary and secondary schools.



*The village of Neston  
is situated in the picturesque  
countryside of Wiltshire*

# HOW TO FIND US



The Corsham School, a high-performing specialist academy is close by, along with Heywood Prep school, St Patricks and Corsham primary schools and Stonar independent day and boarding school, with its world class equestrian facilities.

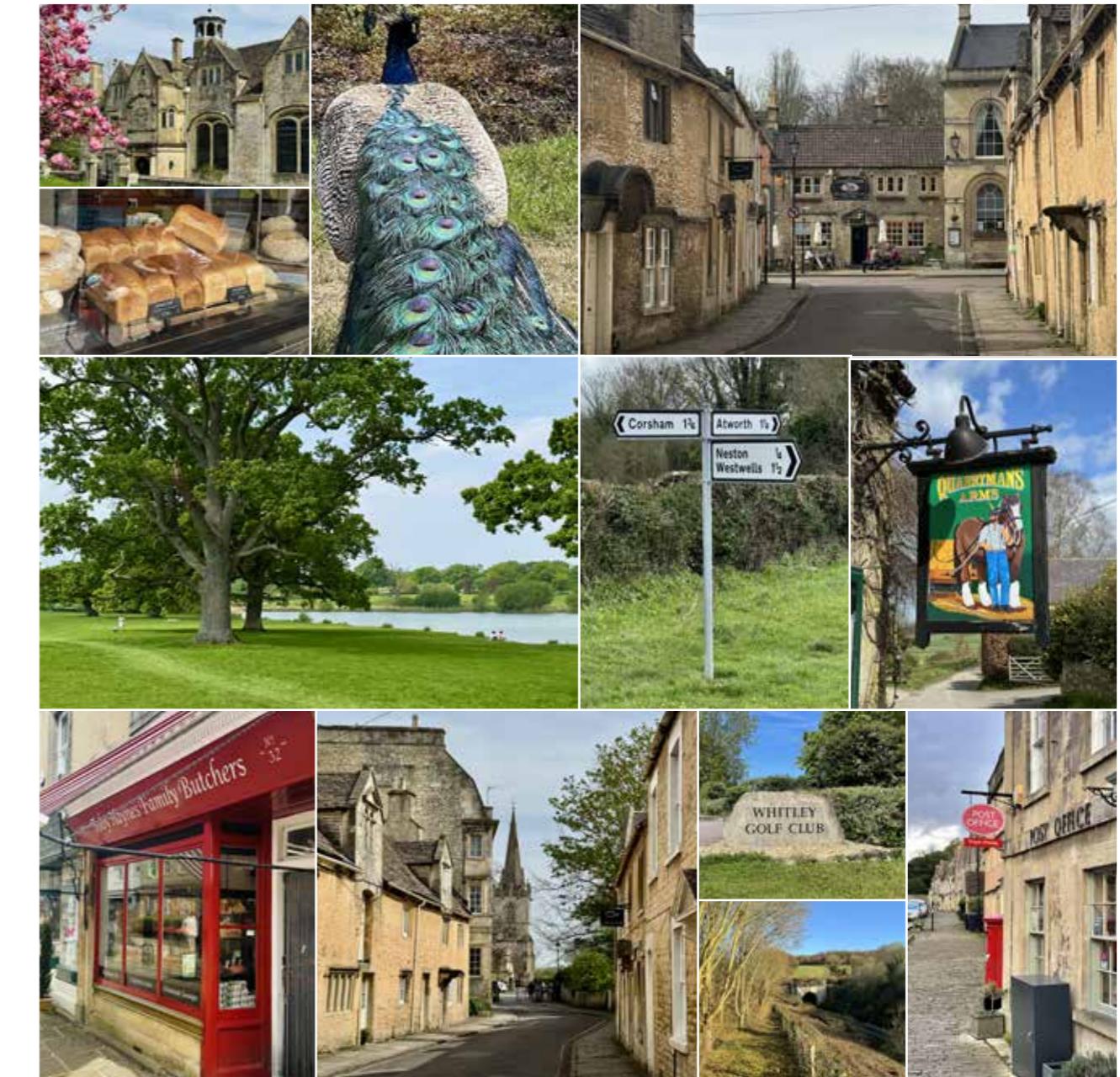
Slightly further afield, the charming town of Bradford on Avon and the world-famous Georgian heritage city of Bath are both easily accessible from Neston and offer a wealth of shopping and leisure activities.

The larger hubs of Bristol, and Swindon are all within easy driving distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 are approximately 15-20 minutes away); and main line rail services are available from Bath or Chippenham to Bristol Temple Meads and London Paddington.

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.



*The nearby Historic  
Town of Corsham dates  
back to Saxon times*

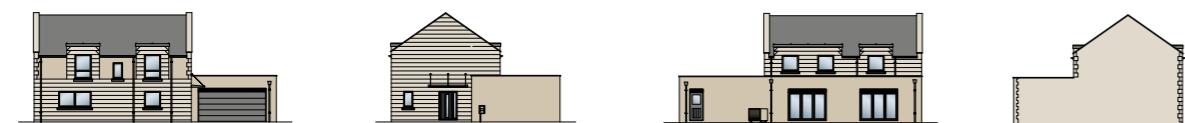




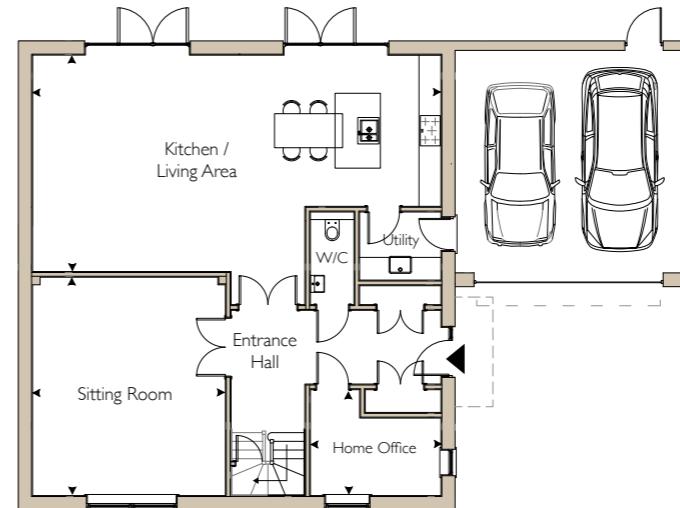
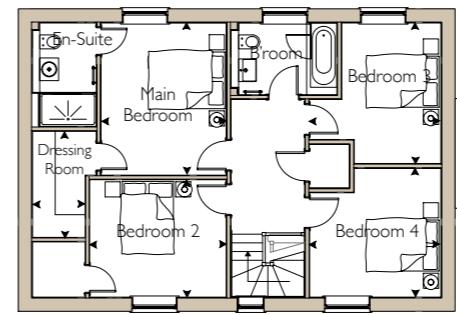
## *The Old Glove Factory*

*provides 6 beautifully designed  
three, four and five bedroom luxury homes*

# THE CHARLBURY



## PLOT 1



Impressive four-bedroom detached home, featuring a double garage with electric vehicle charging, and electric garage doors.

The ground floor offers a spacious open plan kitchen and living area, convenient utility room, separate sitting room, dedicated home office, and a cloakroom. Lantern windows above the kitchen and living area flood the space with natural light, creating a bright and tranquil atmosphere.

Upstairs, you'll find four generously sized double bedrooms and a modern family bathroom. The main bedroom boasts a luxurious en-suite and a walk-in dressing room, providing the perfect retreat.

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.

## FIRST

**Main Bedroom**  
3.31m x 4.03m  
(10'10" x 13'2")

**Dressing Room**  
1.69m x 2.81m  
(5'7" x 9'2")

**Bedroom 2**  
3.11m x 3.61m  
(10'2" x 11'10")

**Bedroom 3**  
3.41m x 3.47m  
(11'2" x 11'5")

**Bedroom 4**  
3.72m x 3.48m  
(12'2" x 11'5")

## GROUND

**Kitchen / Living Area**  
5.73m x 10.80m  
(18'9" x 35'5")

**Sitting Room**  
5.10m x 5.78m  
(16'9" x 18'11")

**Home Office**  
2.05m x 3.45m  
(6'9" x 11'4")

Total Net Sales Area  
2196 sq.ft

# THE TANNERY

## GROUND

### Kitchen / Living Area

7.50m x 8.84m  
(24'7" x 29'0")

### Home Office

2.75m x 3.01m  
(9'0" x 9'10")

### Main Bedroom

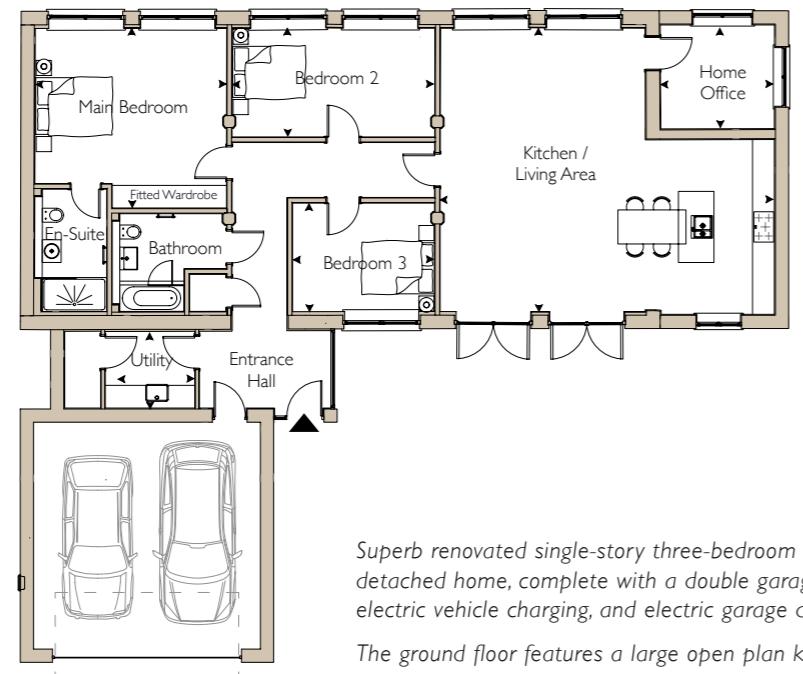
4.75m x 5.06m  
(15'7" x 16'7")

### Bedroom 2

2.87m x 5.36m  
(9'5" x 17'7")

### Bedroom 3

2.87m x 3.76m  
(9'5" x 12'4")



*Superb renovated single-story three-bedroom detached home, complete with a double garage with electric vehicle charging, and electric garage doors.*

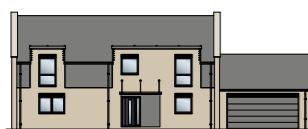
*The ground floor features a large open plan kitchen and living area, along with a convenient utility room, home office, and a cloakroom.*

*This beautiful home also includes three double bedrooms and a modern family bathroom. The main bedroom has fitted wardrobes and an en-suite.*

Total Net Sales Area  
1787 sq.ft

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.

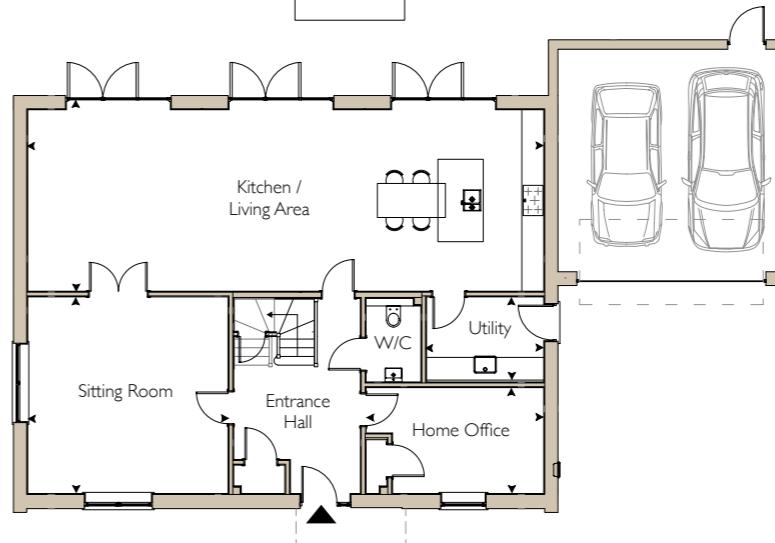
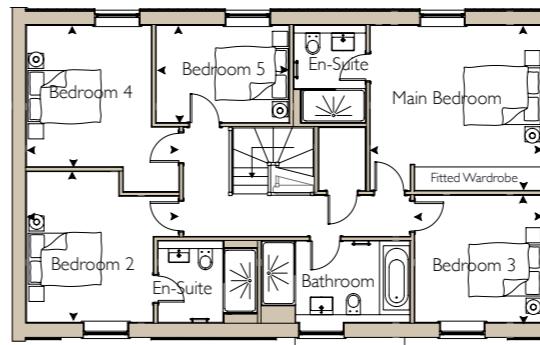




# THE MALDEN

## PLLOT 3

### FIRST



### GROUND

**Kitchen / Living Area**  
4.80m x 13.65m  
(15'9" x 44'9")

**Sitting Room**  
5.20m x 5.30m  
(17'1" x 17'5")

**Home Office**  
2.80m x 4.70m  
(9'2" x 15'5")

Magnificent five-bedroom detached home, featuring a double garage with electric vehicle charging, and electric garage doors. The ground floor boasts a substantial open plan kitchen and dining area, utility room, a separate sitting room, home office, and a cloakroom.

On the first floor, you'll find five double bedrooms and a family bathroom. The main bedroom features fitted wardrobes, and both the main bedroom and the second bedroom benefit from en-suite bathrooms, offering comfort and convenience.

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Total Net Sales Area  
2637 sq.ft

# PLLOT 4

## FIRST

**Main Bedroom**  
4.25m x 4.21m  
(13'11" x 13'10")

**Dressing Room**  
1.69m x 2.89m  
(5'7" x 9'6")

**Bedroom 2**  
3.93m x 4.67m  
(12'11" x 15'4")

**Bedroom 3**  
3.60m x 4.67m  
(11'10" x 15'4")

**Bedroom 4**  
3.29m x 4.21m  
(10'9" x 13'10")

## GROUND

**Kitchen / Living Area**  
4.65m x 10.40m  
(15'3" x 34'1")

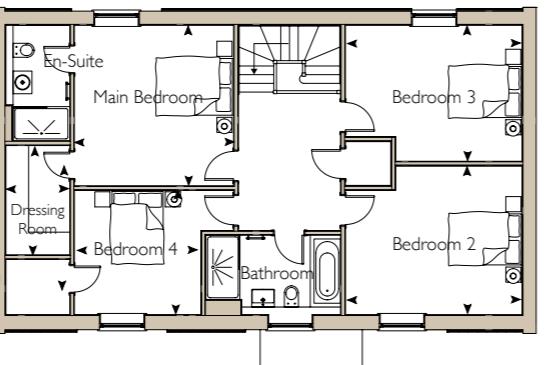
**Sitting Room**  
4.70m x 6.00m  
(15'5" x 19'8")

**Family Room**  
2.80m x 6.00m  
(9'2" x 19'8")

**Home Office**  
2.65m x 4.65m  
(8'8" x 15'3")

**Total Net Sales Area**  
2616 sq.ft

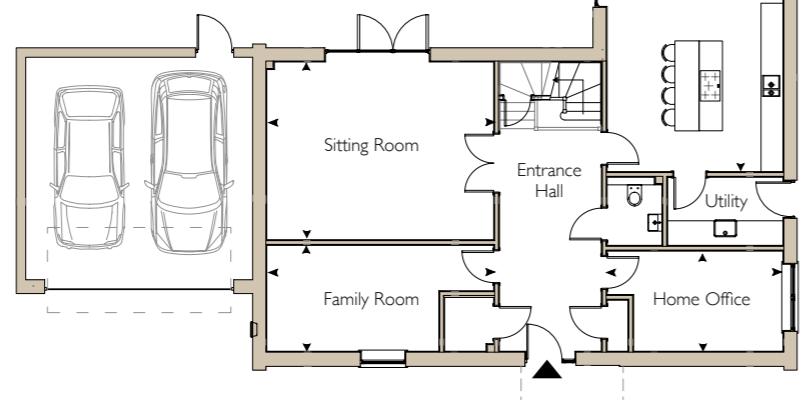
# THE METHUEN



Exceptional four-bedroom detached home, complete with a double garage with electric vehicle charging, and electric garage doors.

The ground floor offers a spacious open plan kitchen and living area, utility room, separate sitting room, family room, home office, and a cloakroom. Lantern windows above the kitchen and living area bathe the space with natural light, creating a calm and inviting atmosphere.

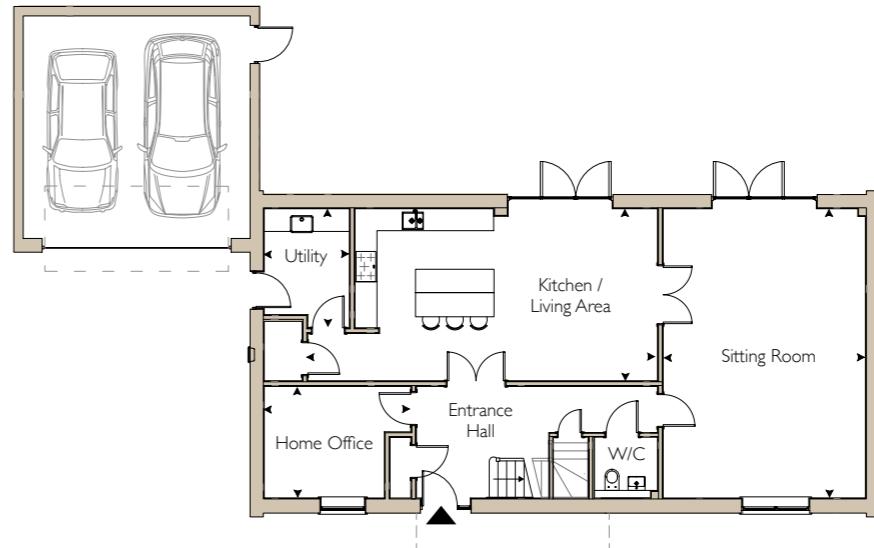
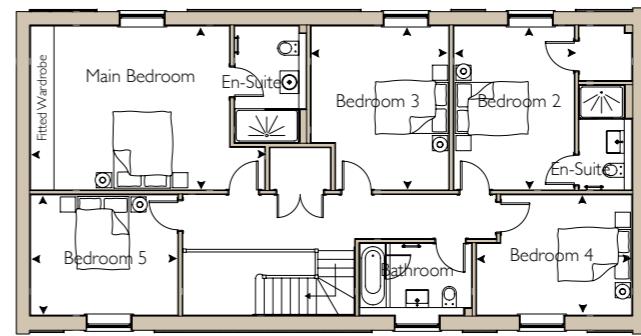
Upstairs, you'll find four double bedrooms and a modern family bathroom. The main bedroom boasts an en-suite and a walk-in dressing room.



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# THE WADSWICK



Wonderful five-bedroom detached home, featuring a double garage with electric vehicle charging, and electric garage doors.

The ground floor showcases a large open plan kitchen and living area, a utility room, a separate sitting room, home office, and a cloakroom. Upstairs, you'll find five double bedrooms and a family bathroom. The main bedroom includes fitted wardrobes, and both the main bedroom and the second bedroom benefit from en-suite bathrooms, offering comfort and convenience.

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.

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PLOTS 5 & 6

## FIRST

**Main Bedroom**  
4.34m x 6.20m  
(14'3" x 20'4")

**Bedroom 2**  
4.34m x 3.19m  
(14'3" x 10'6")

**Bedroom 3**  
4.34m x 3.65m  
(14'3" x 11'12")

**Bedroom 4**  
3.18m x 4.11m  
(10'5" x 13'6")

**Bedroom 5**  
3.18m x 3.89m  
(10'5" x 12'9")

## GROUND

**Kitchen / Living Area**  
4.55m x 9.25m  
(14'11" x 30'4")

**Sitting Room**  
7.65m x 5.35m  
(25'1" x 17'7")

**Home Office**  
2.95m x 3.88m  
(9'8" x 12'9")

Total Net Sales Area  
2605 sq.ft

# FEATURES AND OPTIONS

## CONSTRUCTION PLOTS 1, 3, 4, 5 & 6

- Traditional construction with elevations comprising buff brick with Staffordshire blue architectural features.
- Natural slate.
- Aluminium windows & doors to all plots.
- 10 year LABC Warranty.

## CONSTRUCTION PLOT 2

- Conversion of existing building with elevations comprising buff brick with contrasting red brick architectural features.
- Lean-to and garage built as new build.
- New roof structure with new metal standing seam roof.
- Aluminium windows & doors.
- 6 year Professional Consultant Certificate guarantee.

## INTERNAL

- Central heating comprising Daikin air source heat pump supplying under floor heating throughout with individual room programmable thermostats. Control via smartphone or tablet and remote operation over internet.
- Towel radiators in bathrooms with control independent of main heating system facilitating independent use in summer.



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- Comprehensive electrical installation including energy efficient LED lighting throughout including suspended spotlights to vaulted ceiling areas and recessed downlights elsewhere.
- Fitted security system including keypad with panic alarm facility in entrance hall.
- Internal doors – Contemporary four panel shaker style in veneered oak with chrome furniture.
- Staircase – Oak newel and handrail with painted spindles and string.
- Decoration – Emulsion to walls with white ceilings and white gloss finish woodwork.
- Fitted wardrobe in main bedroom – Sliding glass fronted doors or hinged doors with shelf and hanging rail.

## HOME NETWORK/AUDIO ENTERTAINMENT INFRASTRUCTURE

- An advanced network/TV infrastructure has been installed which supports the distribution of terrestrial television and data to multiple locations.
- TV aerial and distribution amplifier fitted as standard.
- Optional HD distribution to selected positions from comms position.
- An audio entertainment infrastructure has been installed which allows for music to be played via unobtrusive high quality in-ceiling speakers in reception rooms, bedrooms and bathrooms.

For full details, please see the Audio-Visual options data sheet.

## KITCHEN

- Luxury fitted kitchen with fully integrated appliances.
- Quartz worktops.

## BATHROOMS

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

## EXTERNAL

- Block paving to development road and drives.
- Front gardens planted and/or turfed to planning approved landscape plan.
- Rear gardens turfed with extensive patio areas in natural Sandstone.
- External socket.
- External lights.
- External tap to front and rear.
- EV car charging point.
- Electric sectional garage doors.

## SERVICES

- Mains electric and water services will be connected.
- On site private drainage.
- Air source heat pump to heating and hot water.
- Telephone/Broadband – FTTP – Fibre To The Premises.

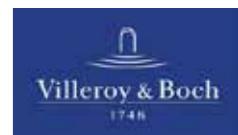
## UPGRADE OPTIONS

- Flooring to areas other than kitchen and bathrooms.
- Kitchen & utility additions.
- Satellite dish.
- Audio options.
- HD distribution options.
- Ceiling mounted wireless access points.
- Additional wardrobes.
- Mirrors and Demista pads.
- Bathroom accessories.

MERLYN



DAIKIN



# 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.

We are also proud to have been recognised for excellence, having received two 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) Ltd

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**ASHFORD  
HOMES**  
(SOUTH WESTERN) LIMITED

*Crafting beautiful homes*



### 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 The Old Glove Factory.

### Knight Frank

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**Knight  
Frank**