



The Limes

GREEN ROAD,
UPPER STRATTON, SWINDON

5 CONTEMPORARY DESIGNED HOMES

A development by:



Crafting quality living spaces.



At APS Homes, we craft more than houses; we create homes with a commitment to excellence and sustainability. Based in historic Bath, our reach extends throughout the South West, where we build not just structures, but dreams. Our homes stand as testaments to meticulous design, seamlessly integrating with local aesthetics while fostering community spirit.

Our dedication to sustainability drives us to innovate with eco-friendly materials and processes, significantly reducing our ecological footprint. Every APS Home is a unique blend of beauty, functionality, and environmental responsibility.

Choose APS Homes for a living space that's not just a residence, but a lifestyle choice underpinned by quality and sustainability. Welcome to a future built with care, where your dream home awaits.



The Limes: Modern living redefined.



Welcome to The Limes, a bespoke enclave of just five modernist style homes, each a paragon of contemporary living. These 3 and 4 bedroom residences are artfully designed with open plan layouts, perfect for today's lifestyles. At The Limes, every space is a blend of sophistication and functionality, providing the ideal backdrop for both vibrant social gatherings and tranquil personal moments.

Embracing optimal energy efficiency, The Limes sets the standard for environmentally conscious living. Each home is equipped with cutting-edge features like underfloor heating, air source heat pumps, and EV charge points, seamlessly integrating sustainability with luxury.

The heart of each home is the expansive ground floor, boasting an impressive fitted kitchen and versatile work and relaxation areas, crafted for both comfort and elegance.

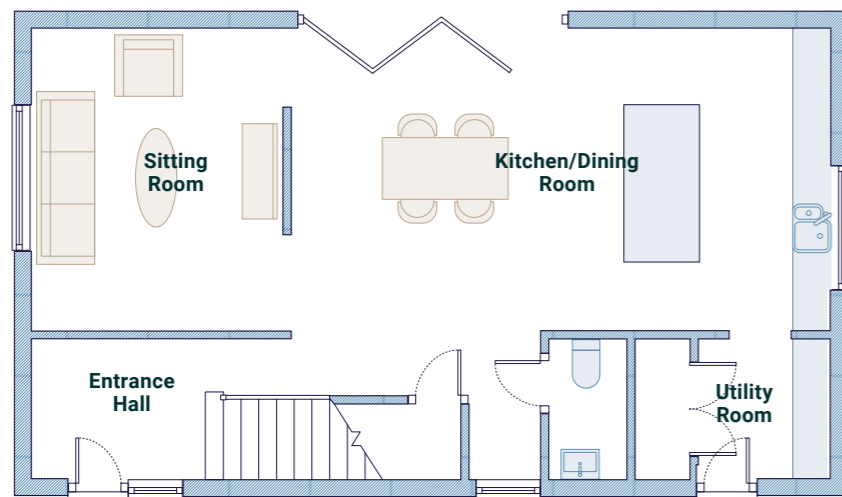
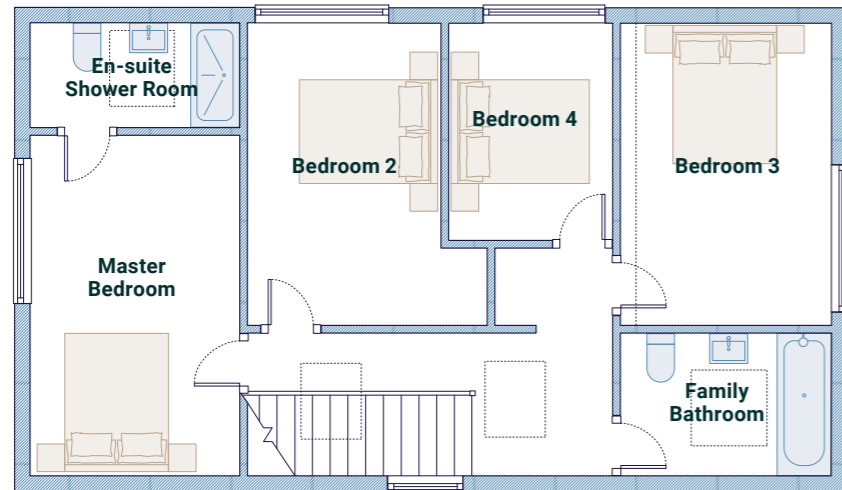
Parking is a breeze at The Limes, with two dedicated spaces for each residence and additional visitor parking. The community spirit extends outdoors with a communal allotment and a play area, fostering a sense of togetherness among residents.

Discover The Limes – where modern living meets sustainable luxury.

THE DEVELOPER

AN OVERVIEW

Plot 2



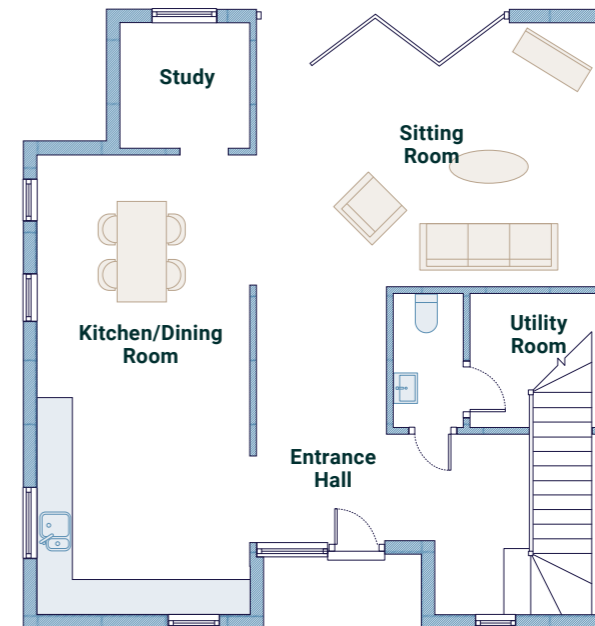
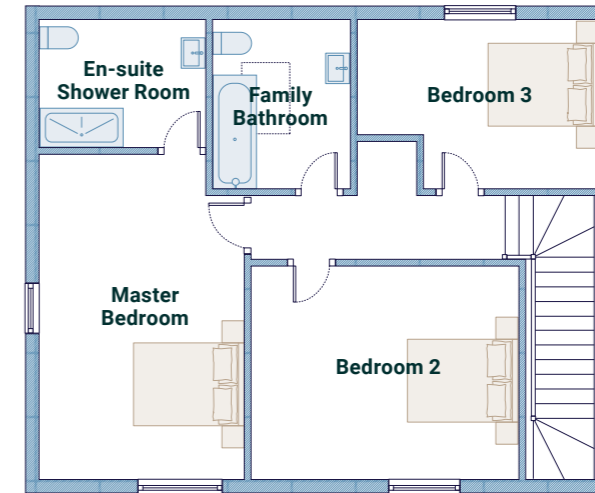
Ground floor

First floor

Kitchen/Dining Room	4.01m x 7.14m	13'2" x 23'5"
Sitting Room	4.01m x 3.34m	13'2" x 10'11"
Utility Room	1.87m x 1.86m	6'2" x 6'1"

Master Bedroom	4.49m x 2.77m	14'9" x 9'1"
Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.79m	13'1" x 9'2"
Bedroom 4	2.87m x 2.17m	9'5" x 7'1"

Plots 3 & 4 (Handed)



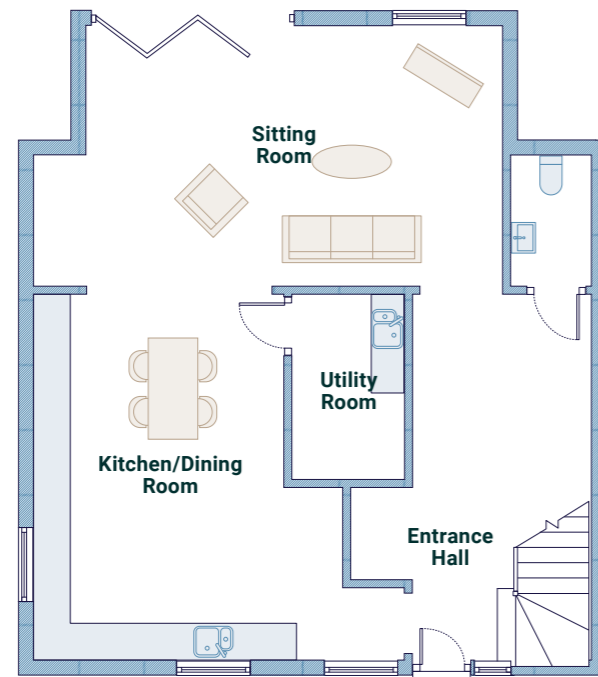
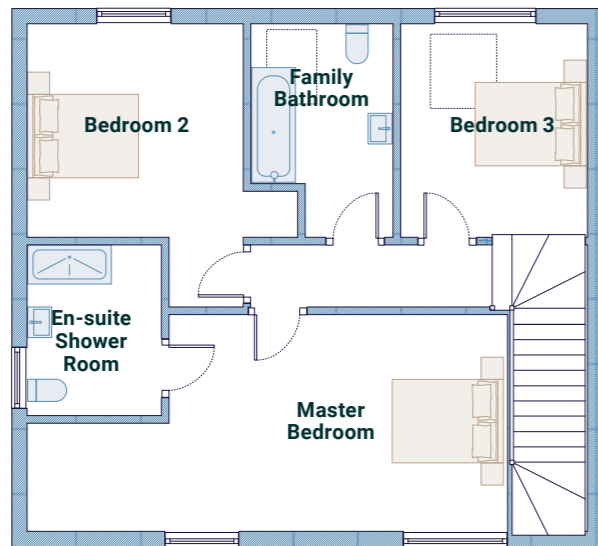
Ground floor

First floor

Kitchen/Dining Room	6.49m x 3.00m	21'4" x 9'10"
Sitting Room	3.72m x 4.81m	12'3" x 15'9"
Study	1.76m x 1.83m	5'9" x 6'
Utility Room	1.89m x 1.79m	6'2" x 5'11"

Master Bedroom	4.59m x 2.89m	15'1" x 9'6"
Bedroom 2	3.01m x 3.87m	9'10" x 12'5"
Bedroom 3	2.39m x 3.42m	7'10" x 11'3"

Plot 5

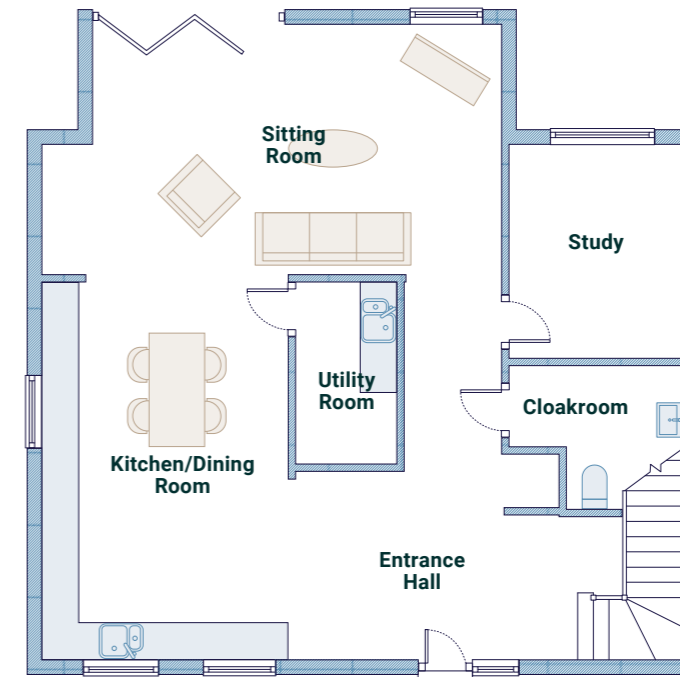
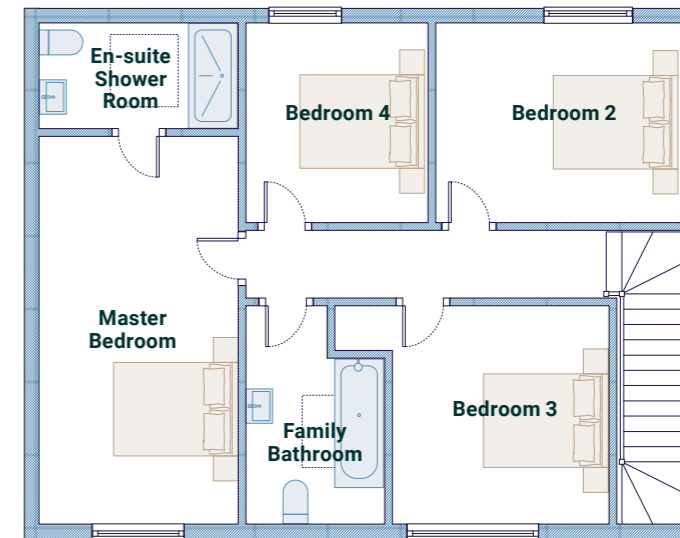


Ground floor

First floor

Kitchen/Dining Room	4.98m x 5.04m	16'4" x 16'7"	Master Bedroom	2.95m x 6.53m	9'8" x 21'5"
Sitting Room	3.55m x 6.38m	11'8" x 20'11"	Bedroom 2	3.85m x 3.68m	12'8" x 12'1"
Utility Room	2.53m x 1.54m	8'4" x 5'1"	Bedroom 3	2.91m x 2.55m	9'6" x 8'4"

Plot 6



Ground floor

First floor

Kitchen/Dining Room	5.23m x 3.41m	17'2" x 11'2"	Master Bedroom	5.37m x 2.76m	17'7" x 9'
Sitting Room	3.47m x 6.36m	11'4" x 20'10"	Bedroom 2	2.77m x 3.40m	9'1" x 11'2"
Study	2.81m x 2.43m	9'3" x 8'	Bedroom 3	3.02m x 2.82m	9'11" x 9'3"
Utility Room	2.52m x 1.40m	8'3" x 4'7"	Bedroom 4	2.77m x 2.53m	9'1" x 8'4"



“ Beautifully
crafted
interiors. ”

WELL CONNECTED

The Location.

Discover The Limes in Upper Stratton, blending serene suburban living with excellent urban access. Local shops, dining, and a strong community await, alongside quality schooling and outdoor activities. Conveniently close to major road links including the M4 and M5, it connects you effortlessly to



Cheltenham, Bristol, and London. The Orbital Shopping Centre and Swindon's lively town centre and railway station are within 3 miles. Embrace a lifestyle at The Limes where peaceful suburban living meets easy access to city amenities and beyond.



SPECIFICATIONS

Craftsmanship in every detail.

At The Limes, our dedication to excellence is evident in every aspect of our homes, especially in the meticulous selection of specifications and finishes. We understand that the true essence of a home lies in the finer details, which is why we have invested considerable thought and care in choosing each element. From the foundation to the fittings, every material and finish has been handpicked to ensure durability, functionality, and aesthetic appeal. Our commitment to quality and craftsmanship guarantees that each home at The Limes not only meets but exceeds the expectations of modern living, providing a sanctuary of comfort and elegance for its residents.

Kitchens

- Fully integrated appliances (AEG double oven, AEG induction hob, AEG extractor hood, full height fridge/freezer and dishwasher).
- Timber countertops above the units and a Quartz top to the island unit in Plot 2.
- High quality cabinetry with soft close mechanisms throughout.
- Wood composite flooring.

Bathrooms

- Concealed plumbing throughout.
- Wall and floor tiles.
- White Sanitaryware with Grohe Taps.
- Heated towel rail.

Floor Covering

- Porcelain tiling to the bathroom and ensuites.

Decoration

- Neutral decor throughout using strictly low VOC paints.

Heating and Renewables

- The heating systems shall be powered by highly efficient Daiken air source heat pumps with underfloor heating to the ground floors controlled via smart thermostats. They are a renewable form of energy which transfer heat from the outside air to water, which heats the rooms underfloor heating.

EV Charging Points

- All homes will come equipped with a Zappi Charge Point.

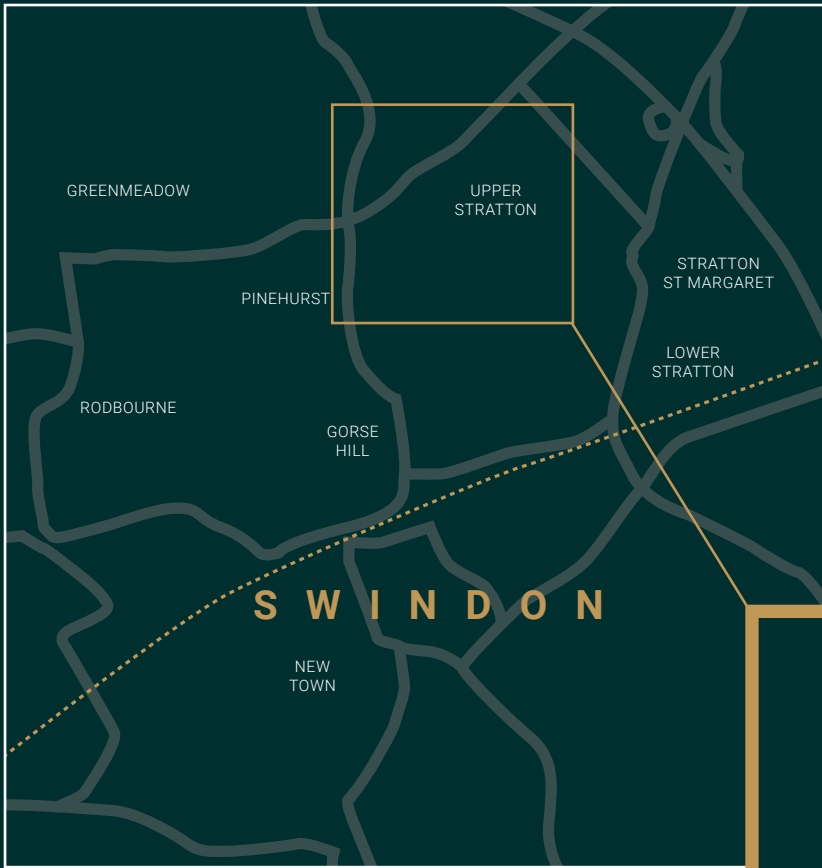
Garden Areas

- The garden areas will be levelled with topsoil and seeded. Each home will have a patio area to the rear.

Warranty

- All homes will be provided with a 10 year LABC Warranty.

Disclaimer: Whilst every care has been taken in the preparation of these particulars the agent cannot accept any responsibility for their accuracy and any buyer should conduct their own enquiries to clarify any details. Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract and specification is subject to change at any time. Measurements are a guide and should not be relied upon for their accuracy. These properties are offered subject to availability. Applicants are advised to contact the appointed agents to ascertain the availability of any property so as to avoid a fruitless journey. Photography and computer-generated images are indicative only and are subject to change in the final specification. Timings and distances are approximate. Map is not to scale and shows approximate locations only. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision.



FOR ALL ENQUIRIES PLEASE CONTACT SELLING AGENTS:

THOMAS MAE
Land & New Homes

01672 556 315
hello@thomasmae.co.uk
thomasmae.co.uk

Home.
FINDERS

01793 299 135
sales@swindonhomefinders.com
swindonhomefinders.com

