

VANNERS COURT
SALISBURY

WELCOME TO YOUR
BEAUTIFUL NEW HOME...



...IN THE HEART OF WILTSHIRE

Vanners Court is superbly situated in the heart of the historic cathedral city of Salisbury.

Ideally positioned enjoying their own private courtyard, this stunning collection of homes reflects Salisbury's rich heritage and architecture, combined with the elegance of modern luxury.

Areas of the city were divided by the Bishop of Salisbury and named after prominent tenants. The name Vanners Court derives from the local tailor Richard Vanner.

HISTORIC SALISBURY...

Salisbury is a highly sought after location, famous for its historic past and nestled amongst some of Wiltshire's finest countryside. Its host of art galleries, museums, early english gothic cathedral and bustling weekly market are all waiting to be explored.

Salisbury is a city full of charm and character, offering a wide assortment of High Street brands and individual boutiques. There is plenty of choice for lovers of cuisine with casual eateries,

coffee shops, bistros, fine dining establishments and a variety of stylish bars.

Take a break from the hustle and bustle of the city, explore Salisbury's beautiful river, meadows and weir-side walks. Unwind and relax in the famous Queen Elizabeth's Gardens, an exquisite park with views of the cathedral and the River Avon.

Vanners Court is undoubtedly an irresistible choice, with so much on your doorstep.



...ON YOUR DOORSTEP



TAILORS COTTAGES

44, 46 & 48 Bedwin Street
Three, 2 bedroom refurbished cottages

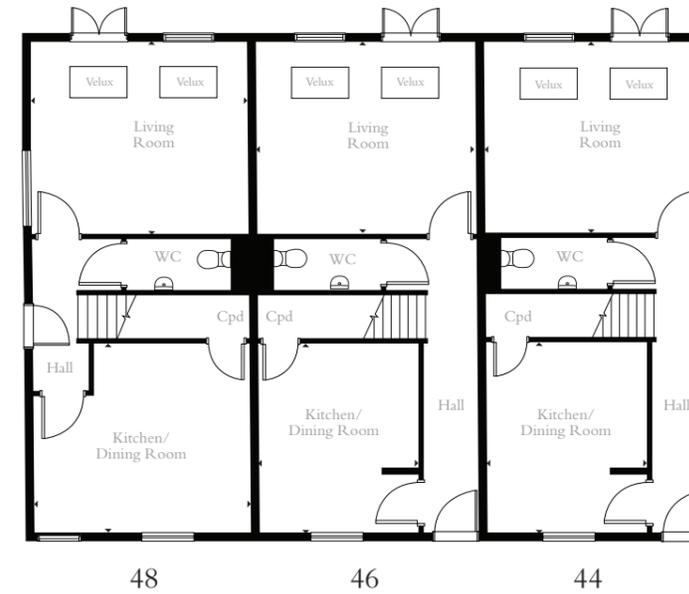


TAILORS COTTAGES

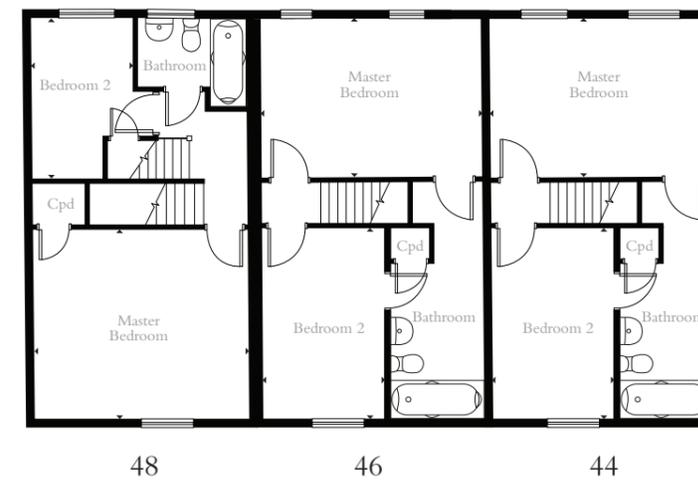
44, 46 & 48 Bedwin Street
Three, 2 bedroom refurbished cottages



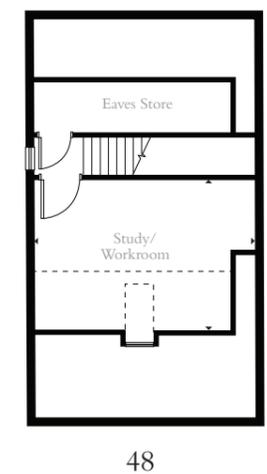
Ground Floor



First Floor



Second Floor



COTTAGES 44 & 46 - GROUND FLOOR

Living Room	4152mm x 3696mm	13' 7" x 12' 1"
Kitchen / Dining Room	3651mm x 3101mm	11' 11" x 10' 2"

COTTAGES 44 & 46 - FIRST FLOOR

Master Bedroom	4151mm x 3017mm	13' 7" x 9' 10"
Bedroom 2	3660mm x 2460mm	12' 0" x 8' 0"

COTTAGE 48 - GROUND FLOOR

Living Room	4156mm x 3733mm	13' 7" x 12' 3"
Kitchen / Dining Room	4154mm x 3658mm	13' 7" x 12' 0"

COTTAGE 48 - FIRST FLOOR

Master Bedroom	4108mm x 3658mm	13' 5" x 12' 0"
Bedroom 2	1923mm x 3030mm	6' 3" x 9' 11"

COTTAGE 48 - SECOND FLOOR

Study	4049mm x 2936mm	13' 3" x 9' 7"
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All dimensions are approximate, final dimensions may vary

TWO DETACHED HOMES, A LINK DETACHED HOME & TWO NEW BUILD COTTAGES



Cashmere House



Suede House & Linen House



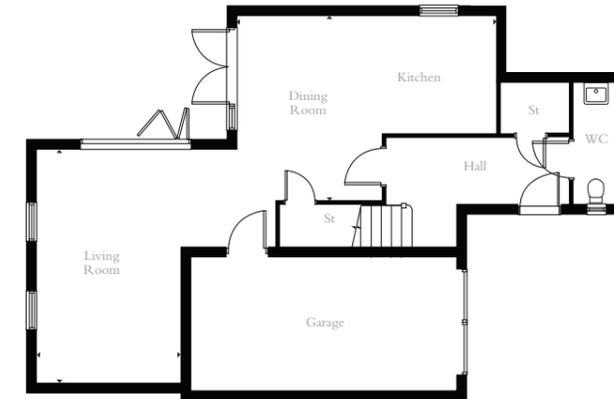
Lace Cottages

CASHMERE HOUSE

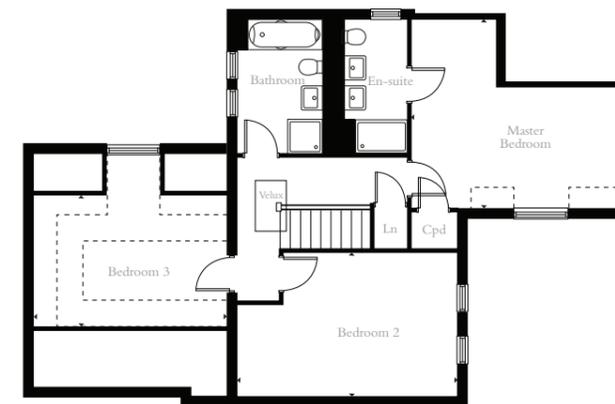
Home 1
A 3 bedroom link detached home



Ground Floor



First Floor



GROUND FLOOR

Living Room	5175mm x 3195mm	16' 11" x 10' 5"
Kitchen / Dining Room	5849mm x 4155mm	19' 2" x 13' 7"

FIRST FLOOR

Master Bedroom	4193mm x 4664mm	13' 9" x 15' 3"
Bedroom 2	4887mm x 3197mm	16' 0" x 10' 5"
Bedroom 3	4200mm x 3075mm	13' 8" x 10' 1"



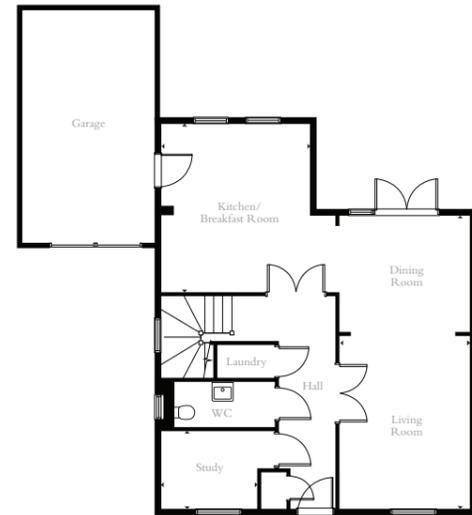
SUEDE HOUSE & LINEN HOUSE

Homes 3 & 2
Two, 4 bedroom detached homes



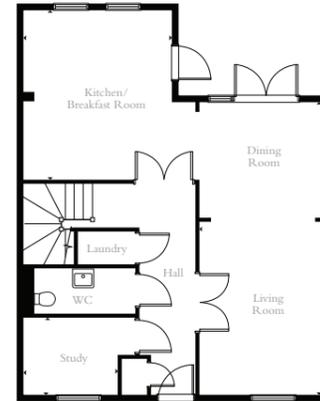
LACE COTTAGES

Homes 7 & 8 Salt Lane
A 3 bedroom & 4 bedroom cottage

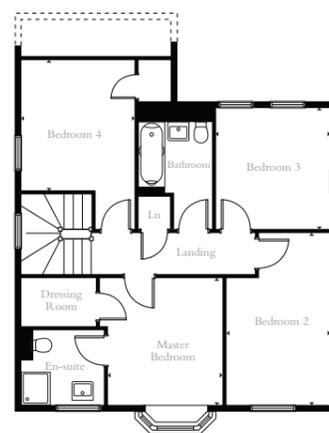


Ground Floor

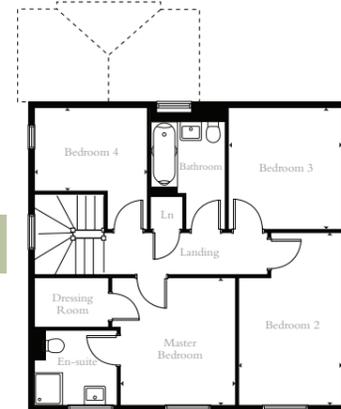
Suede House



Linen House



First Floor



SUEDE HOUSE - GROUND FLOOR

Living / Dining Room	7450mm x 3265mm	24' 5" x 10' 8"
Kitchen / Breakfast Room	4308mm x 3685mm	14' 1" x 12' 1"
Study	2369mm x 1916mm	7' 9" x 6' 3"

LINEN HOUSE - GROUND FLOOR

Living / Dining Room	7450mm x 3265mm	24' 5" x 10' 8"
Kitchen / Breakfast Room	3685mm x 4308mm	12' 1" x 14' 1"
Study	2369mm x 1916mm	7' 9" x 6' 3"

SUEDE HOUSE - FIRST FLOOR

Master Bedroom	2971mm x 3182mm	9' 9" x 10' 5"
Bedroom 2	4362mm x 2562mm	14' 3" x 8' 4"
Bedroom 3	2971mm x 2833mm	9' 9" x 9' 3"
Bedroom 4	3337mm x 2823mm	10' 11" x 9' 3"

LINEN HOUSE - FIRST FLOOR

Master Bedroom	2971mm x 3182mm	9' 9" x 10' 5"
Bedroom 2	4362mm x 2562mm	14' 3" x 8' 4"
Bedroom 3	2972mm x 2833mm	9' 9" x 9' 3"
Bedroom 4	2823mm x 1955mm	9' 3" x 6' 5"

Linen House features a double garage

Ground Floor



Cottage 7

Cottage 8

First Floor



Cottage 7

Cottage 8

COTTAGE 7 - GROUND FLOOR

Living Room	5050mm x 3075mm	16' 6" x 10' 1"
Kitchen / Dining Room	5700mm x 4250mm	18' 8" x 13' 11"

COTTAGE 7 - FIRST FLOOR

Master Bedroom	3472mm x 3259mm	11' 4" x 10' 8"
Dressing Room	2163mm x 1671mm	7' 1" x 5' 5"
Bedroom 2	3440mm x 3012mm	11' 3" x 9' 10"
Bedroom 3	3440mm x 2622mm	11' 3" x 8' 7"
Bedroom 4		

COTTAGE 8 - GROUND FLOOR

Living Room	5700mm x 4225mm	18' 8" x 13' 10"
Kitchen / Dining Room	7025mm x 5000mm	23' 0" x 16' 4"

COTTAGE 8 - FIRST FLOOR

Master Bedroom	2781mm x 3779mm	9' 1" x 12' 4"
Dressing Room	2841mm x 1750mm	9' 3" x 5' 8"
Bedroom 2	4431mm x 2559mm	14' 6" x 8' 4"
Bedroom 3	3239mm x 3063mm	10' 7" x 10' 0"
Bedroom 4	3247mm x 3104mm	10' 7" x 10' 2"

THE OLD REGISTRY APARTMENTS

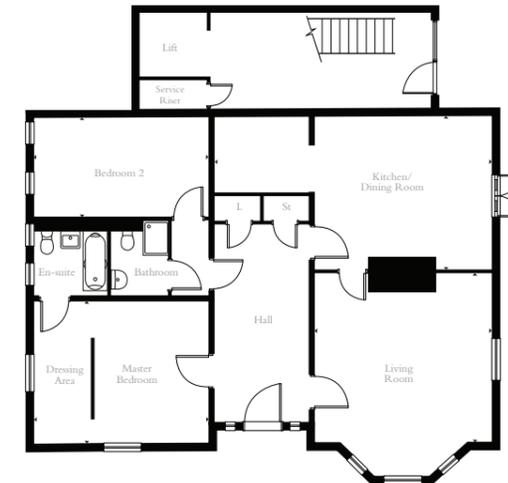
50a, 50b & 50c
Three, superior 2 bedroom apartments

THE OLD REGISTRY APARTMENTS

50a, 50b & 50c
Three, superior 2 bedroom apartments



50a-Garden Apartment

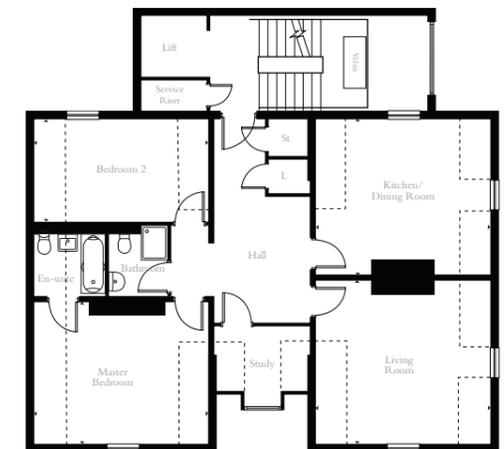


French doors to a private garden

50b-First Floor Apartment



50c-Second Floor Apartment



APARTMENT 50A

Living Room	4673mm x 4810mm	15' 4" x 15' 9"
Kitchen / Dining Room	7679mm x 4197mm	25' 2" x 13' 9"
Master Bedroom / Dressing	4785mm x 3852mm	15' 8" x 12' 7"
Bedroom 2	4783mm x 2682mm	15' 8" x 8' 9"

APARTMENT 50B

Living Room	4470mm x 4840mm	14' 8" x 15' 10"
Kitchen / Dining Room	4227mm x 4838mm	13' 10" x 15' 10"
Master Bedroom / Dressing	4819mm x 3835mm	15' 9" x 12' 7"
Bedroom 2	4809mm x 2769mm	15' 9" x 9' 1"
Study	2475mm x 2680mm	8' 1" x 8' 9"

APARTMENT 50C

Living Room	4442mm x 4848mm	14' 6" x 15' 10"
Kitchen / Dining Room	4856mm x 4225mm	15' 11" x 13' 10"
Master Bedroom / Dressing	4823mm x 3822mm	15' 9" x 12' 6"
Bedroom 2	4842mm x 2805mm	15' 10" x 9' 2"
Study	1809mm x 2201mm	5' 9" x 7' 2"

All dimensions are approximate, final dimensions may vary

ABOUT YOUR NEW HOME

TAILOR COTTAGES – 44, 46 & 48 BEDWIN STREET

KITCHENS

- Fully fitted designer kitchen with Formica worktops, matching upstands and Formica worktops in the laundry cupboard.
- L.E.D. Pelmet lighting to kitchen worktop areas.
- 1 ½ bowl Blanco sink with chrome mixer tap.
- Homes feature a Neff electric double oven, with stainless steel four burner gas hob, extractor hood and stainless steel splash back.
- An integrated fridge/freezer and dishwasher, complete with door and handle to match kitchen choice.
- Space provided for a washing machine and tumble dryer.

BATHROOMS AND EN-SUITES

- Pristine white sanitary ware with harmonising brassware to all bathrooms and en-suites.
- Showers which feature a thermostatic shower valve.
- Half-height luxury wall tiles by Porcelanosa in all bathrooms and en-suites. Full-height tiling to bath/shower.
- Mirror with P.I.R light above basin to master en-suite.
- Shaver sockets to all bathrooms and en-suites.
- Sleek ceramic floor tiles by Porcelanosa to bathrooms and en-suites.
- Stylish ladder towel rails to bathrooms and en-suites.

INTERNAL FINISH

- Internal walls painted in Chalky Down No.6 emulsion.
- Vicaima oak-finish internal doors, with polished-chrome Carlisle ironmongery.
- White handles and fittings to all French doors.
- Fitted wardrobe, with mirror sliding doors to master bedroom.

ELECTRICAL

- BT and TV points to kitchen/dining room, lounge, master bedroom and study (where applicable). Also TV points to bedroom 2.
- Prewired to accept TV/FM aerial and Sky+ service.
- Recessed energy efficient downlighters with chrome surrounds to kitchens, bathrooms and en-suites.
- Fitted smoke detectors.
- Combi-condensed boiler, designed and manufactured by Baxi.

OUTSIDE

- Waterproof external socket.
- Outside tap.
- Turfed garden.
- Contemporary style porch lights.

ABOUT YOUR NEW HOME

CASHMERE HOUSE, LINEN HOUSE, SUEDE HOUSE & THE LACE COTTAGES

KITCHENS

- Fully fitted designer kitchen with complementary granite worktops and co-ordinating upstands.
- L.E.D. Pelmet lighting to kitchen worktop areas.
- Blanco undermount stainless steel sinks, set off by a contemporary chrome mixer tap and granite grooved draining area.
- Homes are to feature a double Neff oven with stainless steel four burner gas hob, extractor hood and matching granite splashback.
- Integrated fridge/freezer and dishwasher, complete with door and handle to match kitchen choice.
- Space provided for a washing machine & tumble dryer.

BATHROOMS AND EN-SUITES

- Pristine white sanitary ware with harmonising brassware to all bathrooms and en-suites.
- Showers, with a low profile shower tray, thermostatic shower valve and chrome trimmed clear glass enclosures.
- Half-height luxury wall tiles by Porcelanosa in all bathrooms and en-suites. Full-height tiling in shower enclosures.
- Shaver sockets to all remaining bathrooms and en-suites.
- Mirror with P.I.R light above basin to master en-suite.
- Sleek ceramic floor tiles by Porcelanosa to bathrooms and en-suites.
- Stylish chrome heated towel rails to bathrooms and en-suites.

INTERNAL FINISH

- Internal walls painted in Chalky Down No.6 emulsion.
- Vicaima oak-finish internal doors, with polished-chrome Carlisle Brass ironmongery.
- Homes 1, 7 & 8 to feature fitted wardrobe with mirror sliding doors to master bedroom.
- Homes 2 & 3 feature dressing rooms.

ELECTRICAL

- BT and TV points to lounge, kitchen/dining room and master bedroom. All other bedrooms feature TV points.
- Prewired to accept TV/FM aerial and Sky+ service.
- Recessed energy efficient downlighters with chrome surrounds to kitchen, bathrooms and en-suites.
- Fitted smoke detectors.
- Latest high efficiency condensing boiler with hot water cylinder incorporating time and temperature zone controls, designed and manufactured by Baxi.

OUTSIDE

- Contemporary style porch lights.
- Waterproof external socket.
- Outside tap.
- Turfed rear garden.



ABOUT YOUR NEW HOME

THE OLD REGISTRY APARTMENTS – 50a, 50b & 50c

KITCHENS

- Fully fitted designer kitchen with granite worktops, matching upstands and Formica worktops in the laundry cupboard.
- L.E.D. Pelmet lighting to kitchen worktop areas.
- Blanco stainless steel undermount sink, with contemporary chrome mixer tap and granite grooved draining area.
- Homes feature a Neff electric double oven, with stainless steel five burner gas hob, extractor hood and granite splash back.
- An integrated fridge/freezer and dishwasher, complete with door and handle to match kitchen choice.
- Space provided for a washing machine and tumble dryer.

BATHROOMS AND EN-SUITES

- Pristine white sanitary ware with harmonising brassware to all bathrooms and en-suites.
- Showers, with a low profile shower tray, thermostatic shower valves and silver-framed clear glass enclosures.
- Half-height luxury wall tiles by Porcelanosa in all bathrooms and en-suites. Full-height tiling to shower enclosures.
- Mirror with P.I.R light above basin to master en-suite.
- Shaver sockets to all bathrooms and en-suites.
- Sleek ceramic floor tiles by Porcelanosa to bathrooms and en-suites.
- Stylish ladder towel rails to bathrooms and en-suites.

INTERNAL FINISH

- Internal walls painted in Chalky Down No.6 emulsion.
- Vicaima oak-finish internal doors, with polished-chrome Carlisle ironmongery.
- White handles and fittings to all French doors.
- Fitted wardrobe, with mirror sliding doors to master bedroom to Apartment 50c. Apartments 50a & b are to feature a walk in closet system including shelving, hanging rails, internal uprights, rail ends and handles.

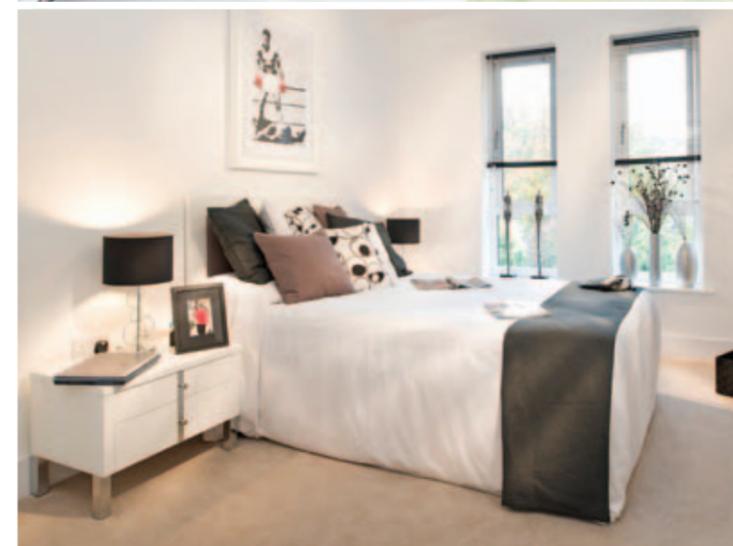
ELECTRICAL

- BT and TV points to kitchen/dining room, lounge, master bedroom and study (where applicable). Also TV points to bedroom 2.
- Prewired to accept TV/FM aerial and Sky+ service.
- Recessed energy efficient downlighters with chrome surrounds to kitchens, bathrooms and en-suites.
- Fitted smoke detectors.
- Latest high efficiency condensing boiler, designed and manufactured by Baxi.

OUTSIDE

- Outside tap.
- Contemporary style porch lights. (50a only)

All images have been taken from previous Bargate developments and are for illustrative purposes only.





Travelling West, leave the M3 at Junction 8 onto the A303 signposted Andover/Salisbury. Continue on the A303 then take the exit for the A343 signposted Middle Wallop/Salisbury. Follow the A343 which becomes the A30. At the roundabout take the 3rd exit onto St Marks Road. Continue forward onto Bourne Hill and then finally onto Bedwin Street, where you will find Vanners Court on your left.

SATELLITE NAVIGATION:
Vanners Court, Bedwin Street, Salisbury, SP1 3UW

Please note, the CGIs, floor plans and layouts are for guidance only. Please check the specification with our sales team as this brochure does not constitute any part of a contract, nor does it constitute an offer. Bargate Homes reserves the right to amend the specification at any time without prior notice. We endeavor to improve upon our development and therefore some aspects may have changed since printing.

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