



Heanton  
Lea Gardens  
BRAUNTON





# Heanton Lea Gardens

BRAUNTON

Heanton Lea Gardens is situated off the A361 between Chivenor and Braunton. The development comprises a mix of 56 two, three and four bedroom open market properties, and 24 affordable properties.

The properties are constructed in a traditional manner with brick, render and cladding to the external elevations. Internally, the properties have excellent room proportions and are finished to a high, crisp, modern specification.

Within the development there are areas of public open space and footpaths. To the North of the development is an additional area of woodland planted with native species and left as a wildlife habitat. These areas will be maintained by a management company which all property owners will be a member of and contribute towards.



## The Local Area

Nearby is the local village of Braunton which sits at the centre of the North Devon Area of Outstanding Beauty, including the fertile low-lying Braunton Great Field and Braunton Burrows the core area in the North Devon Biosphere Reserve and the largest sand dune system in England.

In recent times Braunton has become a hub for surfing enthusiasts as the main road takes you to three of the South West's best surf beaches of Saunton, Croyde and Woolacombe. There are also walking links to The South West Coast Path and The Tarka Trail which pass through the village.

Braunton itself offers everything you need from shopping facilities, churches, public houses, banks, schools, sporting clubs, art galleries, museums and much more.



## About Chichester Developments

Founded in 1993 on the simple principle of building quality homes in desirable locations, Chichester Developments has evolved and changed, but this ethos is still at the heart of the business today and has resulted in an enviable reputation in the area.

The company has a strong team of key employees whose task it is to deliver carefully designed, quality homes to suit modern lifestyles. The team takes pride in its developments and has maintained an excellent reputation and record with NHBC and LABC.





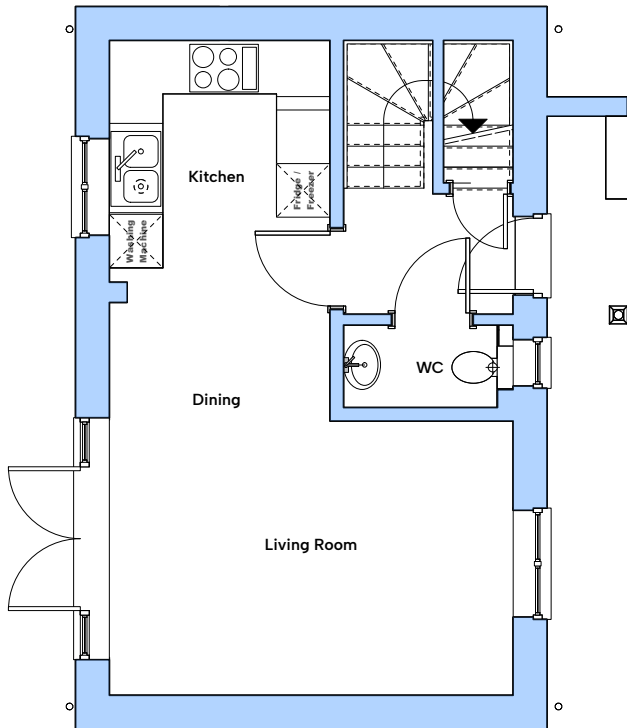
## The Plover Image of Plot 6

This two bedroom property comprises an open plan kitchen/dining room and lounge with French doors leading into the garden. The first floor has two bedrooms and a family bathroom. Parking for two vehicles.

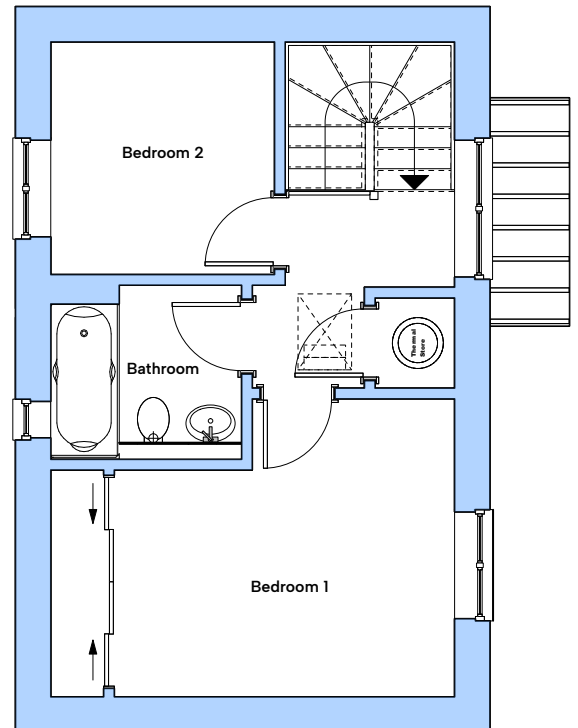
# The Plover

PLOT 6

GROUND FLOOR



FIRST FLOOR



Kitchen / Dining / Living Room

7.38m max x 4.57m max

Bedroom 1

3.85m max (exc. wardrobe space) x 3.37m max

Bedroom 2

2.65m x 2.55m

Bathroom

66m<sup>2</sup> (710 sq ft)



## The Sandpiper Image of Plots 3 and 4

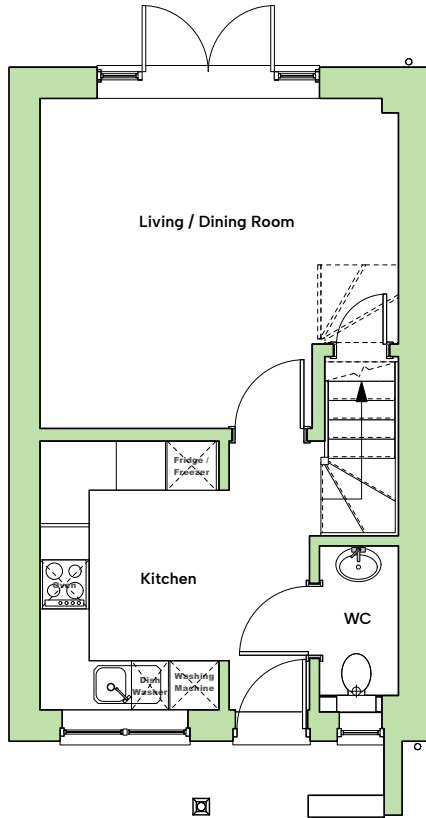
This two bedroom property comprises a kitchen and lounge/diner with French doors opening out into the garden. There are two bedrooms and a family bathroom on the first floor. All plots have two parking spaces.



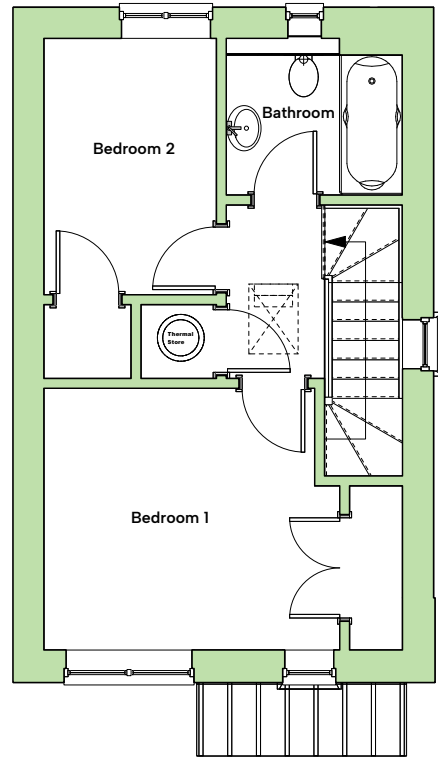
# The Sandpiper

PLOTS 3, 11, 12, 13, 16, 58 • PLOTS 4, 17, 59 (HANDED)

GROUND FLOOR



FIRST FLOOR



|                      |                                         |
|----------------------|-----------------------------------------|
| Living / Dining Room | 4.42m max x 3.04m                       |
| Kitchen              | 3.33m x 2.22m                           |
| Bedroom 1            | 3.64m max x 3.23m (exc. wardrobe space) |
| Bedroom 2            | 3.30m x 2.14m (exc. wardrobe space)     |
| Bathroom             |                                         |

65m<sup>2</sup> (700 sq ft)



## The Warbler

*Image of Plot 14*

This three bedroom property comprises a spacious lounge with French doors opening into the garden, a kitchen/dining room, utility cupboard and cloakroom. The first floor offers a master bedroom with ensuite, two further bedrooms and a bathroom. Single garage to all plots, and at least two parking spaces.

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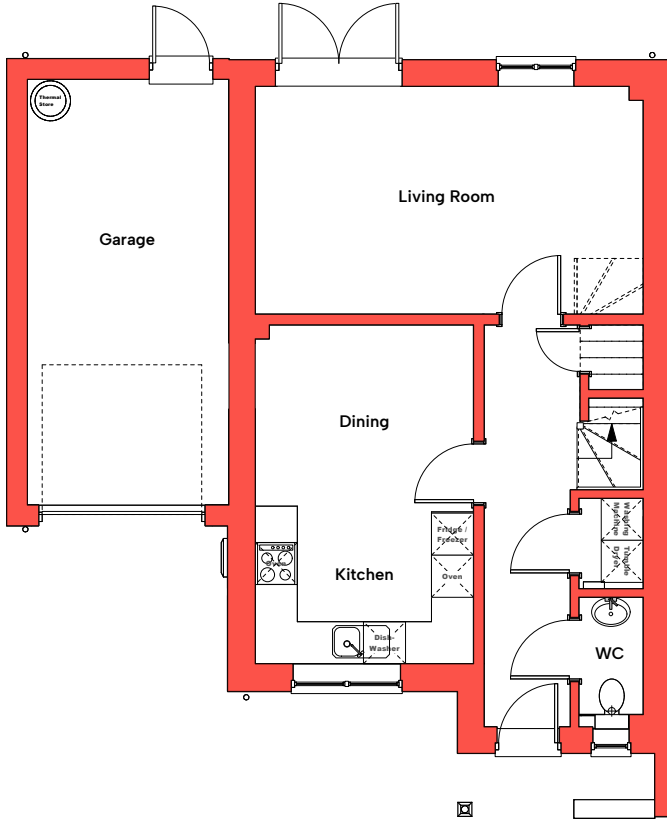
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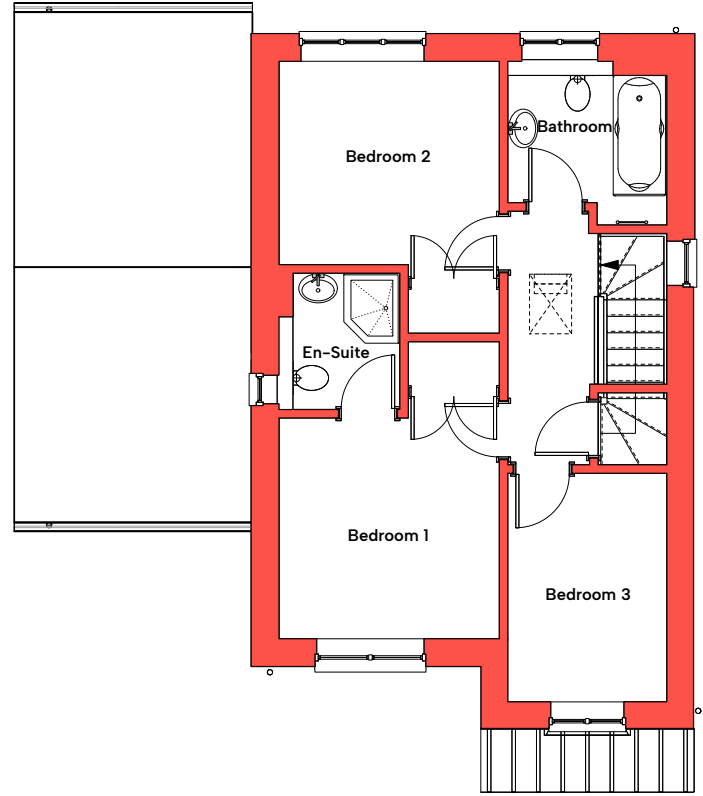
# The Warbler

PLOTS 14, 76, 78 • PLOTS 77, 79 (HANDED)

GROUND FLOOR



FIRST FLOOR



|                       |                                     |                               |
|-----------------------|-------------------------------------|-------------------------------|
| Living Room           | 5.58m x 3.30m                       |                               |
| Kitchen / Dining Room | 4.89m x 2.90m                       |                               |
| Utility Cupboard      |                                     |                               |
| Bedroom 1             | 3.19m x 2.91m (exc. wardrobe space) |                               |
| En-suite              |                                     |                               |
| Bedroom 2             | 3.18m x 2.94m (exc. wardrobe space) |                               |
| Bedroom 3             | 3.30m x 2.32m                       |                               |
| Bathroom              |                                     |                               |
| Garage                | 6.87m x 2.88m                       | 95m <sup>2</sup> (1022 sq ft) |

## The Turnstone

*Image is indicative of style of property*

This three bedroom property has a semi-open-plan feel to the ground floor, as the spacious living room leads through to the kitchen dining area. There is also a utility cupboard and cloakroom. French doors open from the dining area into the rear garden. The first floor offers a master bedroom with en-suite, two further bedrooms and a bathroom. Single garage to all plots and at least two parking spaces.

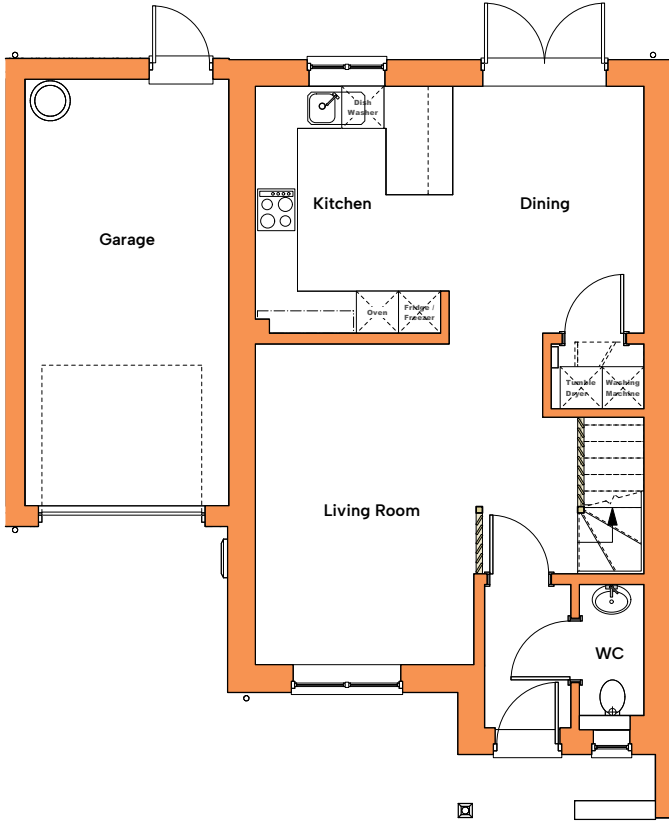
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BRAUNTON

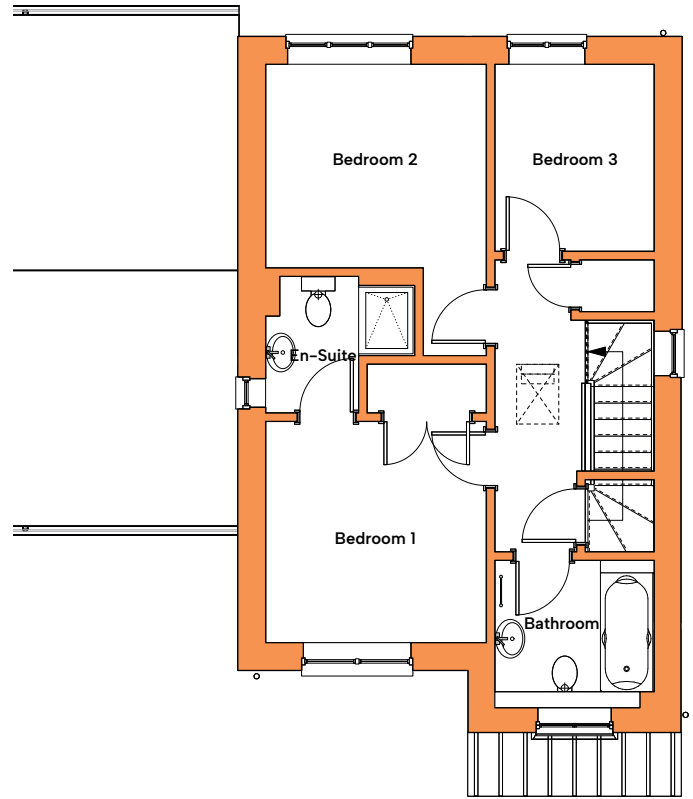
# The Turnstone

PLOTS 15, 70, 74 • PLOT 71, 75 (HANDED)

GROUND FLOOR



FIRST FLOOR



|                       |               |
|-----------------------|---------------|
| Living Room           | 4.57m x 3.11m |
| Kitchen / Dining Room | 5.53m x 3.52m |
| Utility Cupboard      |               |
| Bedroom 1             | 3.15m x 3.14m |
| En-suite              |               |
| Bedroom 2             | 3.14m x 2.90m |
| Bedroom 3             | 2.66m x 2.27m |
| Bathroom              |               |
| Garage                | 6.87m x 2.88m |

95m<sup>2</sup> (1022 sq ft)



## The Sand Martin Image of Plot 9

This three bedroom property comprises a kitchen/dining room with French doors opening into the garden, living room and cloakroom. The first floor offers a master bedroom with ensuite, two further bedrooms and a bathroom. Single garage and parking for two vehicles.

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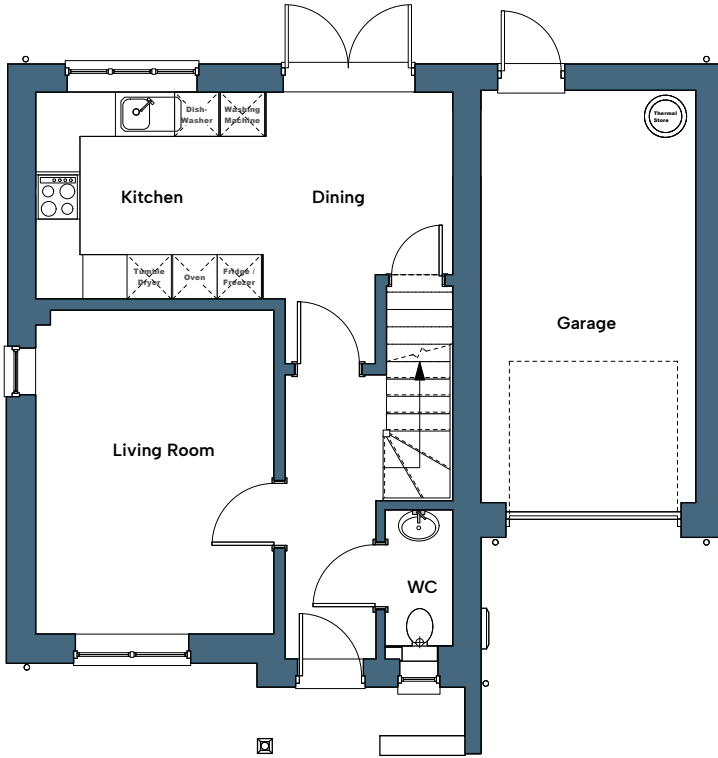
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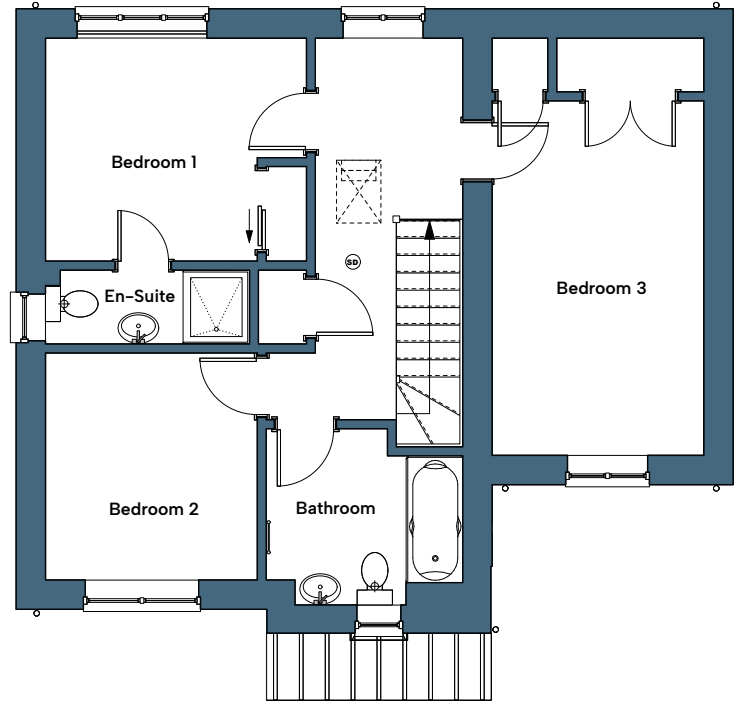
# The Sand Martin

PLOTS 9, 10

GROUND FLOOR



FIRST FLOOR



|                       |               |
|-----------------------|---------------|
| Living Room           | 4.43m x 3.02m |
| Kitchen / Dining Room | 5.70m x 2.85m |
| Bedroom 1             | 3.57m x 3.06m |
| Ensuite               |               |
| Bedroom 2             | 3.11m x 3.02m |
| Bedroom 3             | 4.84m x 2.91m |
| Bathroom              |               |
| Garage                | 5.66m x 2.91m |

101m<sup>2</sup> (1087 sq ft)



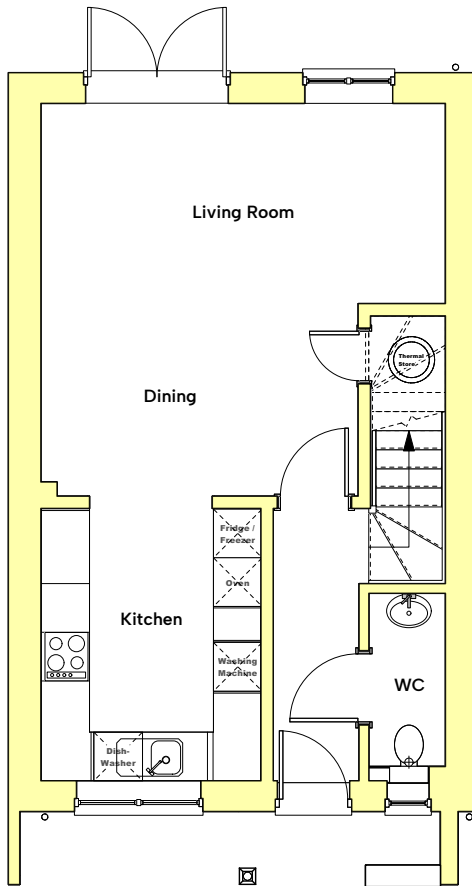
## The Curlew *Image of Plots 7 and 8*

This three bedroom property comprises a living/dining room with French doors opening into the garden, kitchen and cloakroom. The first floor has a master bedroom with ensuite, two further bedrooms and a family bathroom. Single garage to plots 7 & 8. Parking for two vehicles to all plots.

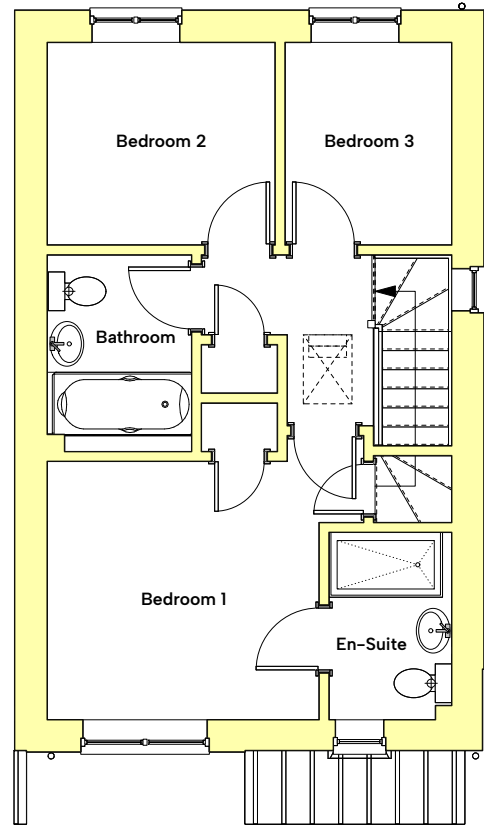
# The Curlew

PLOTS 7, 8, 60 & 61

GROUND FLOOR



FIRST FLOOR



|                      |                                     |
|----------------------|-------------------------------------|
| Living / Dining Room | 5.02m max x 4.89m max               |
| Kitchen              | 3.41m x 2.76m                       |
| Bedroom 1            | 3.39m x 3.23m (exc. wardrobe space) |
| En-suite             |                                     |
| Bedroom 2            | 2.84m x 2.54m                       |
| Bedroom 3            | 2.54m x 2.10m                       |
| Bathroom             |                                     |
| Garage               | 6.07m x 2.92m                       |

84m<sup>2</sup> (904 sq ft)



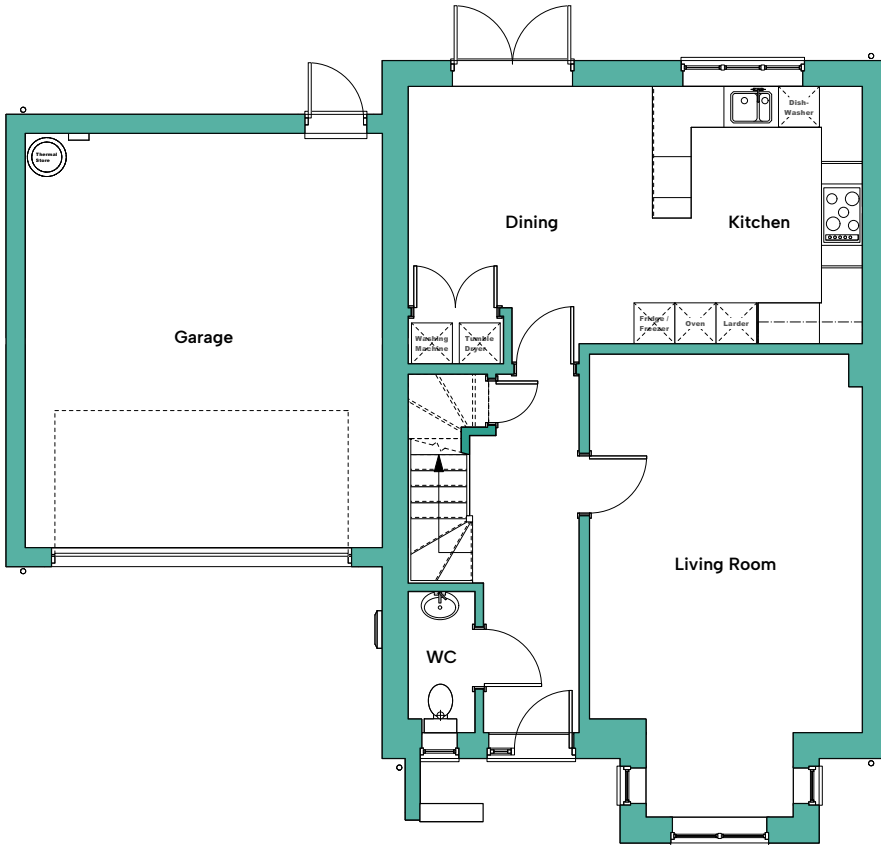
## The Teal Image of Plot 24

This four bedroom property comprises a large kitchen/ diner with utility cupboard and French doors opening into the garden, a spacious lounge and cloakroom. The first floor offers a master bedroom with ensuite, three further bedrooms and family bathroom. Garage to all plots, together with four parking spaces.

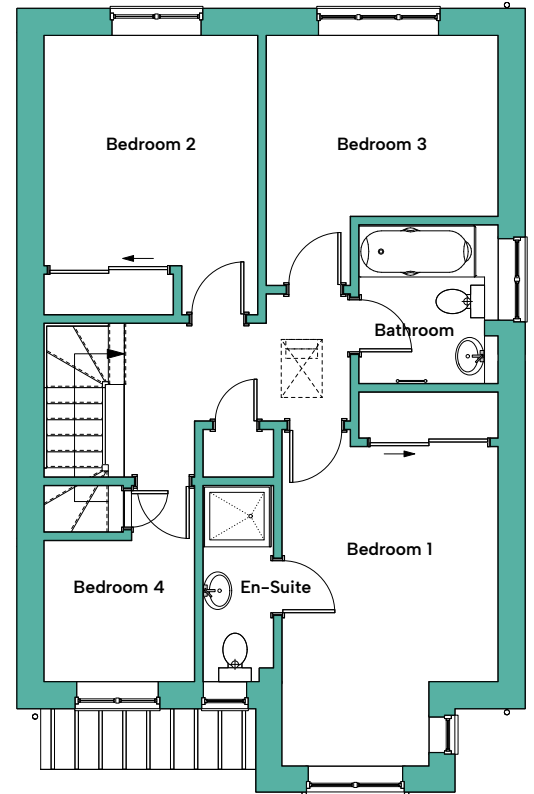
# The Teal

PLOTS 72, 73 • PLOTS 80 (handed)

GROUND FLOOR



FIRST FLOOR



|                       |                                                |
|-----------------------|------------------------------------------------|
| Living Room           | 5.60m (plus bay) x 4.05m                       |
| Kitchen / Dining Room | 6.71m x 3.82m                                  |
| Bedroom 1             | 3.48m (plus bay) x 3.22m (exc. wardrobe space) |
| Ensuite               |                                                |
| Bedroom 2             | 4.14m x 3.18m min (inc. wardrobe space)        |
| Bedroom 3             | 3.44m x 2.70m min                              |
| Bedroom 4             | 2.25m x 2.11m min                              |
| Bathroom              |                                                |
| Garage                | 6.07m x 2.87m                                  |
|                       | <b>131.5m<sup>2</sup> (1415 sq ft)</b>         |

## The Kittiwake

*Image of Plot 54*

This four bedroom property comprises a kitchen/diner and lounge, both with access to the rear garden, utility cupboard and cloakroom. The first floor offers a master bedroom with ensuite, three further bedrooms and family bathroom. Single garage and parking for two vehicles.



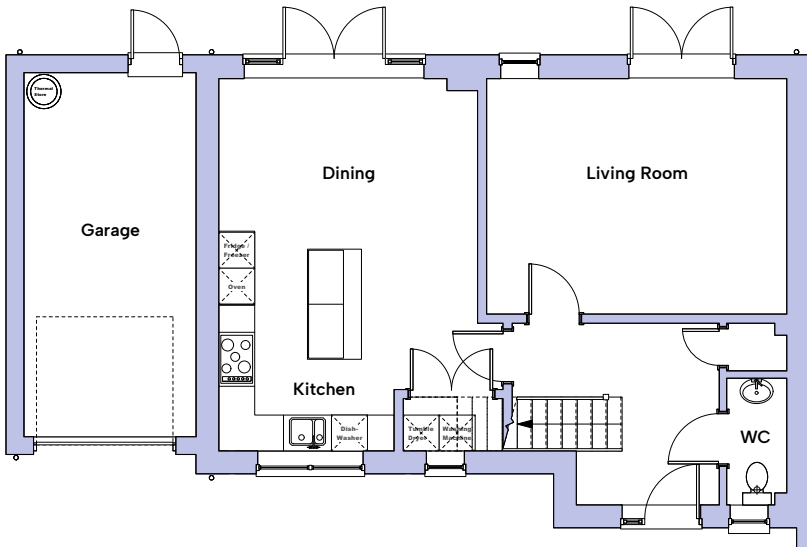
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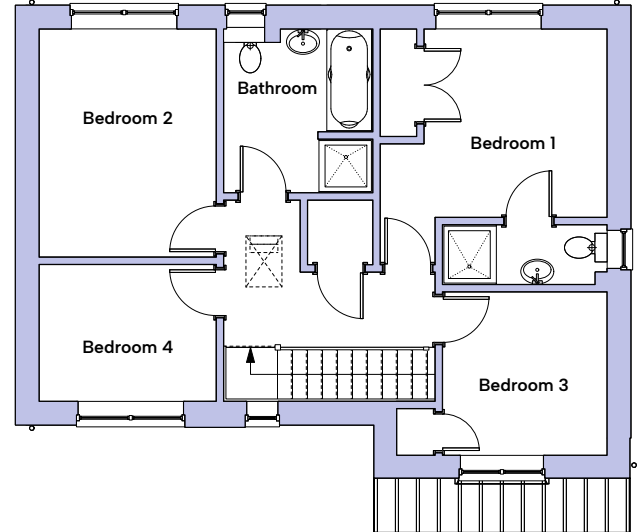
# The Kittiwake

PLOT 5

GROUND FLOOR



FIRST FLOOR



|                       |                                     |                                |
|-----------------------|-------------------------------------|--------------------------------|
| Living Room           | 5.06m x 3.98m                       |                                |
| Kitchen / Dining Room | 6.34m x 4.37m max                   |                                |
| Bedroom 1             | 3.18m x 3.10m (exc. wardrobe space) |                                |
| Ensuite               |                                     |                                |
| Bedroom 2             | 3.85m x 2.99m                       |                                |
| Bedroom 3             | 2.79m x 2.77m                       |                                |
| Bedroom 4             | 2.99m x 2.34m                       |                                |
| Bathroom              |                                     |                                |
| Garage                | 6.07m x 2.92m                       | 124m <sup>2</sup> (1335 sq ft) |



# Specification

## Kitchen

- Fitted kitchen from Omega Sheraton with choice of door and handles \*
- Quartz worktops and upstand – 4 bed properties \*
- Laminate worktops and upstand – 2 & 3 bed properties \*
- Stainless steel sink with mixer taps
- Coloured glass splashback to cooker hood \*
- Built in AEG double oven, 80cm induction hob and electric hood – 4 bed properties
- Built in single oven, induction hob and electric hood – 2 & 3 bed properties
- Integrated fridge freezer
- Integrated dishwasher – 3 & 4 bed properties

## Bathroom, Ensuite (where applicable) & Cloakroom

- White Duravit sanitaryware
- Vanity unit to main bathroom – 4 bed properties
- Vado Chrome taps
- Thermostatic shower over bath with screen
- Wall tiling from a selected range
- Flooring from a selected range – Bathroom & ensuite
- Chrome electric heated towel rail – Bathroom & ensuite
- Extractor fans
- Shaver socket

## Electrical

- CAT5 data point to living room
- BT socket
- TV points throughout
- USB socket in lounge and all bedrooms
- White sockets and light switches throughout
- Mains smoke detector with battery back up
- Electric doorbell push & chime
- External lighting to front and rear
- External power socket to rear
- Electric car charging point
- Electric garage door – 4 bed properties

## Decoration

- Contemporary white ladder doors with chrome lever handles
- Walls and smooth ceilings finished in classic white emulsion
- Internal woodwork in white satin
- White balustrades and newel posts with oak handrail

## Energy Efficiency, Heating & Insulation

- Air source heat pump
- Underfloor heating to ground floor and radiators with thermostatic controls to first floor
- Cavity wall and loft insulation installed to Building Control Standards
- Solar panels – 4 bed properties

## External

- Traditional construction with brick, render and weather boarding
- Slate roof
- Slabbed areas including patio, pathway and steps
- Front and rear gardens fully turfed with landscape planting to selected areas
- Close boarded timber fencing to side boundaries
- External tap

## Other Optional Extras\* \*

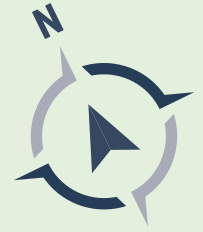
- Wireless Intruder Alarm (*spur provided as standard*)
- Flooring
- Kitchen and bathroom extras
- Oak internal doors
- Solar panels – 2 & 3 bed properties
- Solar battery








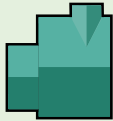
\* Choice dependent upon build stage

Chichester Developments endeavours to provide accurate and reliable sales information in order to provide purchasers with a valid representation of your finished home. During the process of construction, alterations may become necessary and changes and improvements can occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture. Elevations, materials, style and position of windows, porches and garage can all differ in the same house type from plot to plot. Kitchen and bathroom layouts, and position of Air Source Heat Pump and hot water cylinder will be provided by the Sales Executive.



# Site Plan



-   
**The Sandpiper**  
 2 Bed (65m<sup>2</sup>)
-   
**The Plover**  
 2 Bed (66m<sup>2</sup>)
-   
**The Curlew**  
 3 Bed (84m<sup>2</sup>)
-   
**The Warbler**  
 3 Bed (95m<sup>2</sup>)
-   
**The Turnstone**  
 3 Bed (95m<sup>2</sup>)
-   
**The Sand Martin**  
 3 Bed (101m<sup>2</sup>)
-   
**The Kittiwake**  
 4 Bed (124m<sup>2</sup>)
-   
**The Teal**  
 4 Bed (131.5m<sup>2</sup>)

*See Sales Executive for exact location and details of garden boundaries and paths/patios for each plot.*



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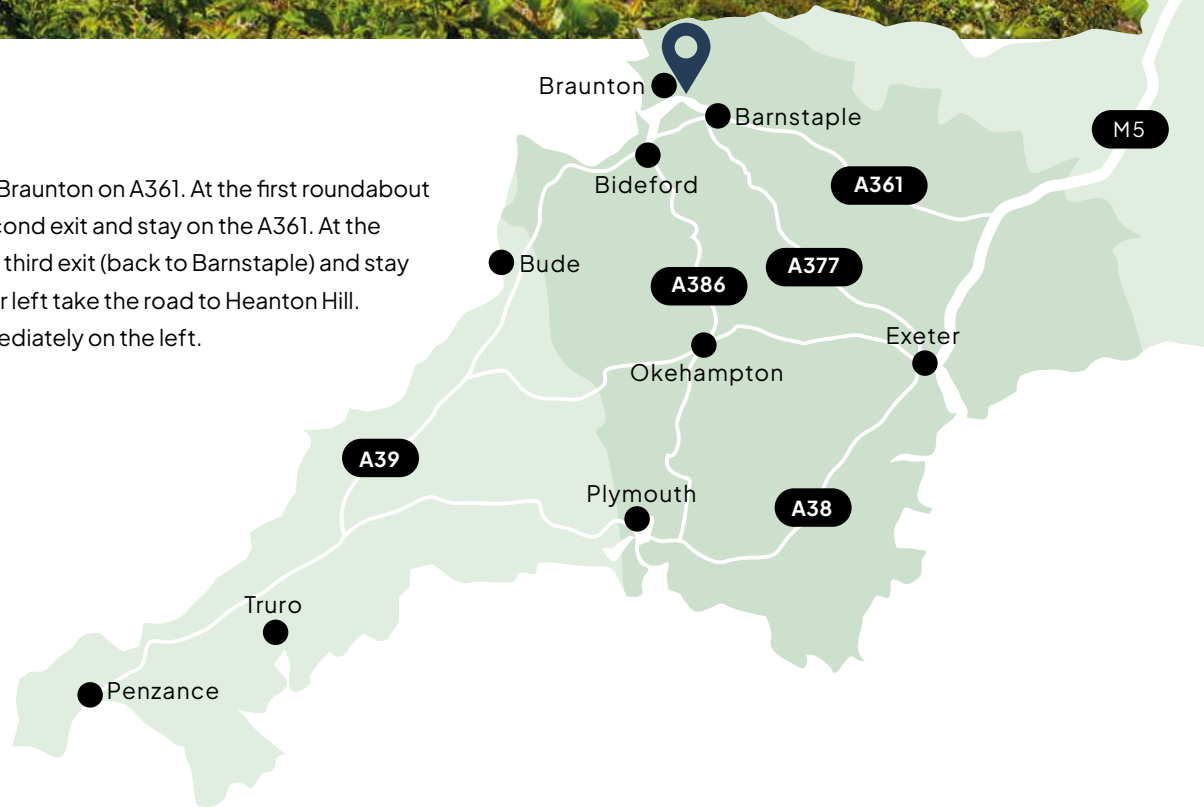
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## How to find us

Proceed from Barnstaple to Braunton on A361. At the first roundabout (approx. 3 miles) take the second exit and stay on the A361. At the second roundabout take the third exit (back to Barnstaple) and stay on A361. Immediately on your left take the road to Heanton Hill. Heanton Lea Gardens is immediately on the left.

**Postcode:** EX31 4GD







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