



WOLBOROUGH HILL NEWTON ABBOT

WELCOME TO CAVANNA HOMES

"Our vision at Cavanna Homes is to become the most admired regional housebuilder in the South West. We aim to achieve this through our product design, innovation and build quality, whilst maintaining the trust and respect of our customers and the local communities around our developments."

Keith Miller. Managing Director.

A handwritten signature in teal ink, appearing to read 'Keith Miller', with a stylized flourish at the end.

Jeremy Cavanna. Chairman.

A handwritten signature in teal ink, reading 'J. M. Cavanna', with a stylized flourish at the end.

WOLBOROUGH HILL NEWTON ABBOT

At Cavanna, every home we build is considered and designed with you in mind. The superior level of workmanship and exacting standards in planning and construction means you will purchase a quality home to satisfy, and we hope, exceed your expectation.

Wolborough Hill is a spectacular location for your new family home. Our 3, 4 and 5 bedroom homes are built with traditional craftsmanship in one of the most prestigious locations in Newton Abbot. The 26 new homes are finished in a mix of crisp white and soft ivory render, natural grey slate and grey roof tiles which beautifully complement this exclusive address.

Bacchante House at the entrance to the site is an opportunity not to be missed. This wonderful Victorian renovation is available as 4 beautiful town houses with 3, 4 and 5 bedrooms. Each house has 3 floors and boasts wonderful original features including lovely high ceilings and two of the homes have original staircases.



Alexandra house type

Every Cavanna home at Wolborough Hill comes with a high specification as standard. Luxury finishes include Nest Learning Thermostat for heating in all homes, wine coolers and underfloor heating in the kitchen and some dining rooms and white goods supplied as standard in the kitchen or utility.

Cavanna use the finest materials selected for longevity, function and performance. Our attention to detail and quality goes beyond the build, every Cavanna home comes with contemporary fitted kitchens and bathrooms, the latest heating systems, excellent wall and loft insulation and double glazing as standard. This means your house is thermally efficient, comfortable and beautifully stylish.

Tailoring your dream home is a delight with Cavanna. Our superior range of finishes in the kitchen, bathroom and flooring means you can make your house a home before you even move in. Please do talk to one of our Sales Advisors about our standard choices and optional extras (subject to build stage at time of reservation).*

When you choose a Cavanna home you can be assured our friendly, professional and knowledgeable staff are always on hand for advice and assistance. Before you move in you will be invited to visit your home and be given a home demonstration of appliances, controls and fittings. You will be provided with a Home Owners' Manual and a Welcome Pack including manufacturers guarantees, warranties, instructions, registration details and information about looking after your new home.

We are a proud developer and we endeavour to deliver homes that enhance the community.

*This will depend on the build progress and when you reserve your plot.

ABOUT THE AREA

This exclusive address at the top of Wolborough Hill, has beautiful sweeping views over forests, fields and surrounding communities to the moorland beyond. Taking in the vistas from such a high vantage point you really feel at the top of the world and can soak up real blue sky living. The development will foster a secluded neighbourhood with outdoor tennis courts for residents to use at their own discretion as well as a large green landscaped area that is set back into the development. The park is planted with mature trees and you will find seating and carefully selected timber play equipment nestled into the landscape. This will be a wonderful green environment to enhance your living space and it's right on your door step.

Wolborough Hill is the perfect location for those who wish to have glorious countryside on their doorstep without sacrificing an easy commute and local amenities. Right in Wolborough Hill there is an excellent primary school whose latest Ofsted inspection was Outstanding. The historic market town of Newton Abbot at the bottom of the hill has a thriving community with a wide range of facilities and amenities. You will find primary and secondary schools, a hospital, superstores, shops, a mainline railway station, cinema, race course and sports centres. In addition to this, these new homes are only a short drive away from the iconic splendour of Dartmoor National Park.



Newton Abbot



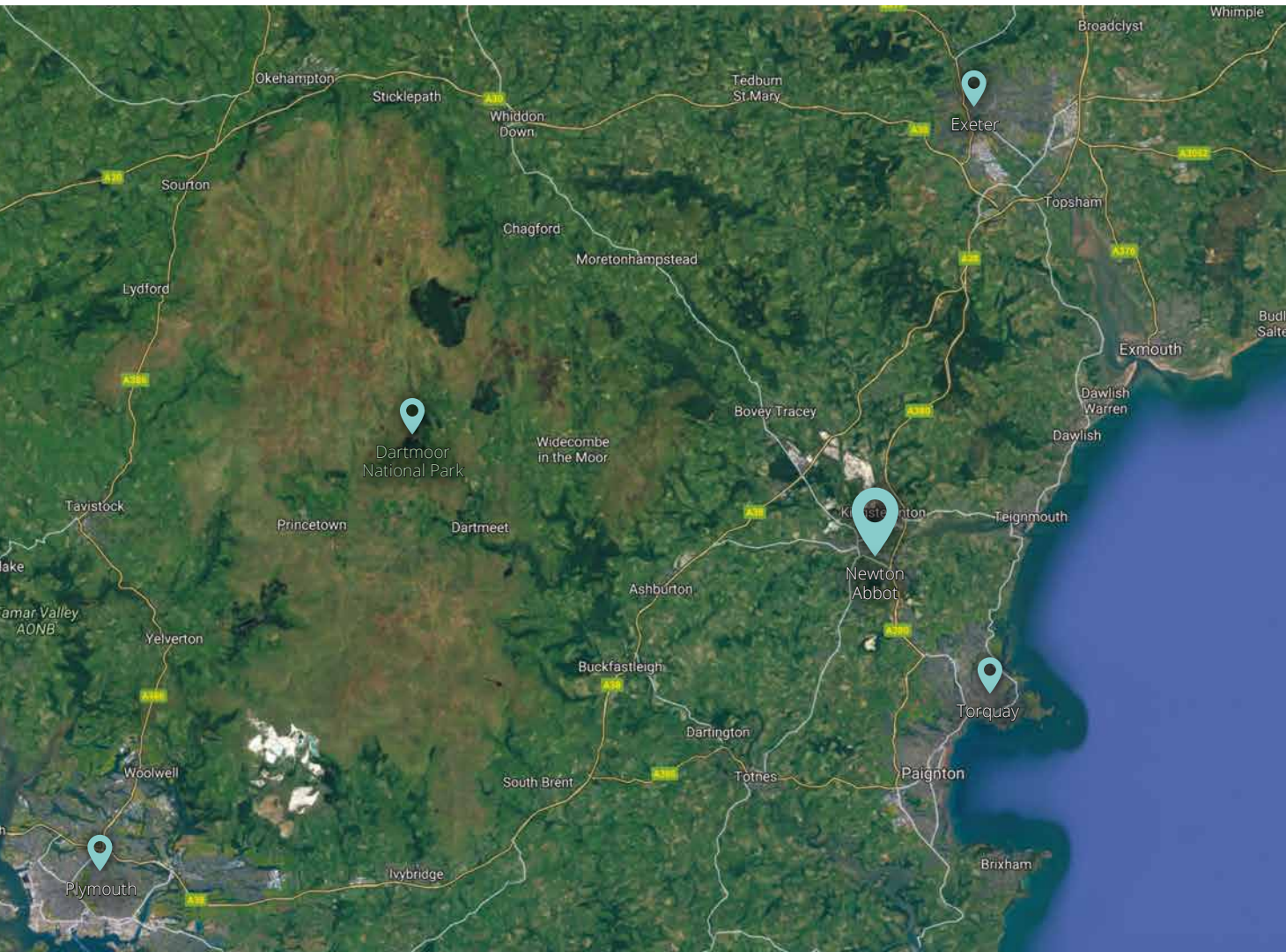
Dartmoor National Park



Exeter



Plymouth



Our commitments to the community

£325,000 towards the provision of affordable housing within the administrative area of the Council

£150,000 towards the upgrading of facilities at Decoy Country Park

Improvements to Powderham Road Footway

£276,824 Community Infrastructure Levy to be paid to the Teignbridge Council

Approx Driving Distances

Torquay – 20 minutes

Dartmoor National Park – 25 minutes

Exeter – 25 minutes

Plymouth – 45 minutes

ABOUT CAVANNA HOMES

Established in 1923 Cavanna Homes is a family business, building elegant homes for nearly a century. Now the largest independent house builder based in the South West, we take pride in our work and have a well-deserved reputation for constructing quality homes of the highest standard. We strive to provide our customers with a home that will be a solid foundation for your family. A home to enjoy today and for years to come.

When you buy a Cavanna home you are buying from a company with nearly 100 years of experience, so you can enjoy the peace of mind that comes with a property built with years of expertise, backed up by an exemplary level of customer support and advice. So rest assured that our dedicated support will begin with your first contact and continue until long after you have moved in. Our team will be delighted to provide you with two years of full aftercare following the completion of your purchase.

1934 bank holiday company outing



THE CAVANNA HOMES CUSTOMER CHARTER

THIS IS OUR PROMISE TO YOU.

Our Customer Charter is to provide you with clear and concise information when viewing, purchasing and living on a Cavanna development and to ensure that you are provided with a quality new home.

- ✔ All of our marketing and advertising will be clear and truthful.
- ✔ From your initial enquiry you will receive friendly, professional and knowledgeable advice.
- ✔ Confirmation of the Layout and Specification of your home and details of all contractual information will be given to you, so that you can make an informed decision about the home you are intending to purchase.
- ✔ We will provide a clear description of the Sale process, together with details of your cancellation rights.
- ✔ You will be given clear and fair Contract of Sale Terms and Conditions.
- ✔ We will keep you informed of any significant change regarding the progress of your home.

- ✔ When visiting or living on our development you will be given Health & Safety guidance.
- ✔ Before occupation you will be invited to visit your new home, to familiarise yourself with the house and be given a demonstration of appliances, controls and fittings.
- ✔ You will be provided with a Home Owners' Manual and Welcome Pack, including Manufacturers guarantees, warranties, instructions, registrations details and information about looking after your new home.
- ✔ Should you have any issues with your new home you will be provided with details on our procedures and how to contact us.
- ✔ We will visit you once you have settled into your new home, so we may assist with any queries.

WOLBOROUGH HILL NEWTON ABBOT





SPECIFICATION

	WINDSOR	COACH HOUSE	BROMPTON	HAMPTON	KENSINGTON	BUCKINGHAM	KEW	ALEXANDRA	BLenheim	GROSVENOR	CAMBRIDGE	ETON	MARLBOROUGH	REGENT
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Bacchante House

CENTRAL HEATING

Stelrad radiators with thermostatic radiator valves (not on all radiators**)	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Combination Boiler	●	●												
System Boiler			●	●	●	●	●	●	●	●	●	●	●	●
Programmable roomstat x2 (living and sleeping areas)	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Nest (or similar) Learning Thermostat	●	●	●	●	●	●	●	●	●	●	●	●	●	●

INTERNAL

Smooth finish painted ceilings throughout	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Painted timberwork and walls throughout	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Architrave and skirting throughout	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Stainless steel with white insert flush mounted style sockets and switches	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Dual USB double socket to kitchen and bedroom 1	●	●	●	●	●	●	●	●	●	●	●	●	●	●
TV and telephone point to selected rooms**	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Carbon Monoxide alarm	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Smoke detectors on each floor	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Gas fire	●	●	●	●	●	●	●	●	●	●	●	●	●	●

EXTERNAL

1.8m close board fencing / mesh with planting (where applicable**)	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Quality seeded turf to front and rear (where applicable**)	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Aluminium double glazed windows	●	●	●	●	●	●	●	●	●	●				
Double glazed wooden sash windows											●	●	●	●
Light to front	●	●	●	●		●	●	●	●	●	●	●	●	●
IG front door with chrome furniture, eye viewer and door chain	●	●	●	●	●	●	●	●	●	●	●	●	●	●
External tap	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Socket and light to garage**		●	●	●	●	●	●	●	●	●				
External power socket	●	●	●	●	●	●	●	●	●	●	●	●	●	●

WARRANTY

10 year NHBC Buildmark Warranty	●	●	●	●	●	●	●	●	●	●	●	●	●	●
2 year Cavanna Homes customer support	●	●	●	●	●	●	●	●	●	●	●	●	●	●

* Subject to stage of construction - ask for details. ** Ask Sales Advisor for plot specific details. Specification correct at time of print but can vary. Please check plot specific details with the Sales Advisor.

WOLBOROUGH HILL SITE PLAN

3 BEDROOMS

WINDSOR PLOT 3, 4, 19, 20, 21
COACH HOUSE PLOT 23
BACCHANTE HOUSE – ETON PLOT 25
BACCHANTE HOUSE – MARLBOROUGH PLOT 26

4 BEDROOMS

BROMPTON PLOT 15
HAMPTON PLOTS 6, 16, 17
KENSINGTON PLOTS 5, 14, 18
BUCKINGHAM PLOT 9, 13
KEW PLOT 10
ALEXANDRA PLOTS 1, 2
BACCHANTE HOUSE – CAMBRIDGE PLOT 24

5 BEDROOMS

BLLENHEIM PLOT 8, 12
GROSVENOR PLOTS 7, 11
BACCHANTE HOUSE – REGENT PLOT 27

This site plan is for identification purposes only and is not intended to indicate precise details of landscaping, external works or plot boundaries. Purchasers must satisfy themselves with the details of the plot with the Sales Advisor. Information is correct at time of print but is subject to change.



PLAY AREA

SELF BUILD PLOT

WINDSOR | 3 BEDROOM HOUSE



WINDSOR 3 BEDROOM HOUSE | 124.0m²

- 3 Bedrooms • Kitchen/dining room • Underfloor heating • En-Suite to Master Bedroom • Downstairs cloakroom • 2 off road parking spaces • Lawned garden

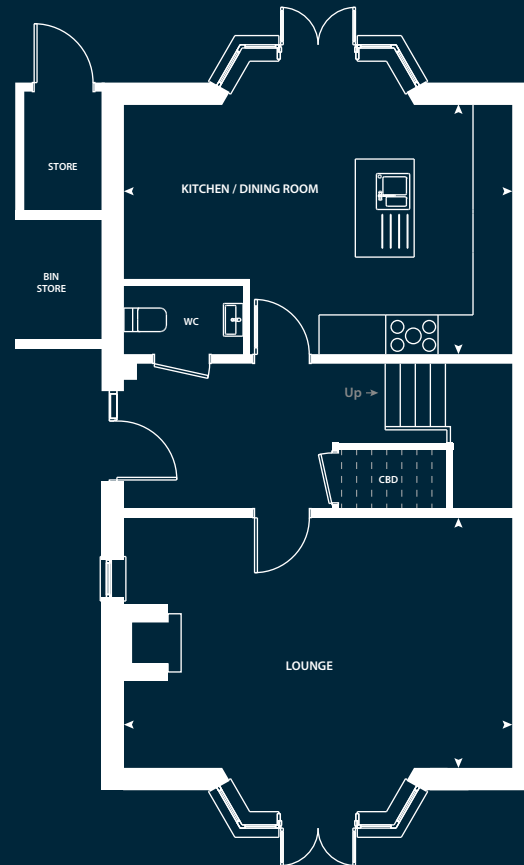
GROUND FLOOR

KITCHEN/ DINING ROOM

5.95m x 3.82m
(19'6" x 12'6")

LOUNGE

5.95m x 3.83m
(19'6" x 12'6")



FIRST FLOOR

BEDROOM 1

5.95m x 3.83m
(19'6" x 12'6")

BEDROOM 2

2.92m x 3.82m
(9'6" x 12'6")

BEDROOM 3

2.92m x 3.82m
(9'6" x 12'6")



A three bedroom detached house with entrance way that leads into an open plan kitchen / dining room with kitchen island, integrated appliances and double doors set into the bay window leading out into the garden. The separate spacious lounge is a great area to relax and entertain in, complete with a fireplace and double doors into the garden. There is a cloakroom just inside the front door and a storage cupboard under the stairs. The stairs lead to the master bedroom with an en-suite, two further double bedrooms and a separate bathroom. Outside of the property there is additional storage space and a bin store.

Please note, window treatments do vary, please ask the Sales Advisors for details. The information provided is for guidance only. It is not part of a contract or offer. All dimensions are subject to construction tolerances and images vary between plots. Windows, external finishes and landscaping may vary. It is important that purchasers ensure that they are happy with the details of their plot with the Sales Advisor. Boundary treatments altered for artistic effects. All information is correct at time of print but is subject to change.

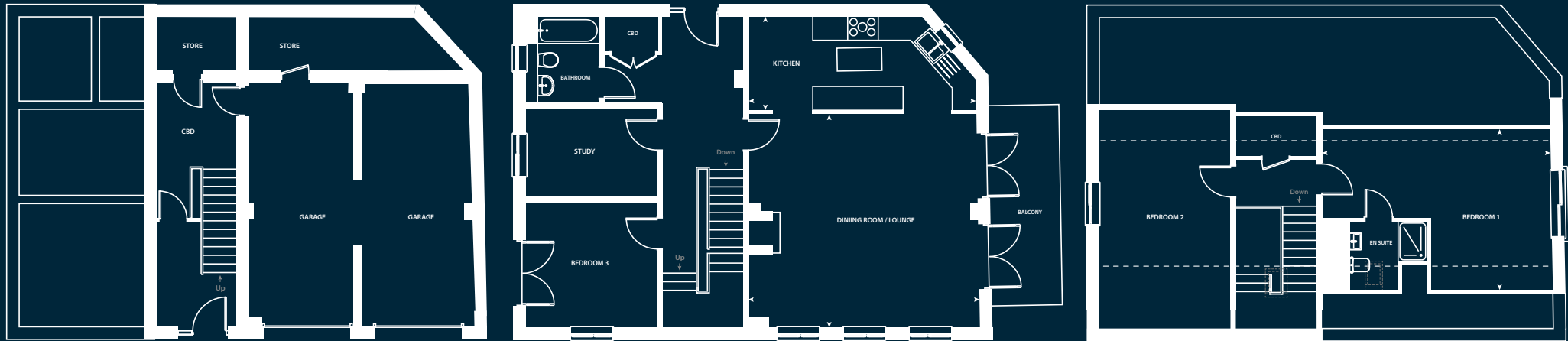
► Indicates dimensions in irregular rooms

COACH HOUSE | 3 BEDROOM COACH HOUSE



COACH HOUSE 3 BEDROOM DETACHED COACH HOUSE | 172.0m²

- 3 Bedrooms • Kitchen/lounge/dining room • Underfloor heating • Study • En-Suite to Master Bedroom • 2 Integral garages • Lawned garden



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

KITCHEN	DINING ROOM/ LOUNGE	STUDY	BEDROOM 3
6.21m x 2.56m (20'4" x 8'4")	6.32m x 5.79m (20'8" x 19'0")	3.59m x 2.41m (11'9" x 7'11")	3.59m x 3.41m (11'9" x 11'2")

BEDROOM 1	BEDROOM 2
6.32m x 4.52m (20'8" x 14'9")	3.59m x 4.52m (11'9" x 14'9")

A detached three bedroom coach house over three levels with two garages and stores on the ground floor. The entrance hall has stairs leading to the first floor to a large open plan kitchen/lounge/dining room. The modern kitchen has integrated appliances and an indulgent wine cooler. The dining room/lounge has a fireplace for cosy nights in with two double doors leading onto a balcony. The study, main bathroom, bedroom 3 and access to the garden are also found on the first floor. Stairs then lead up to the second floor to the en-suite master bedroom and bedroom 2.

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► Indicates dimensions in irregular rooms

BROMPTON | 4 BEDROOM HOUSE



BROMPTON 4 BEDROOM DETACHED HOUSE | 170.0m²

- 4 Bedrooms • Kitchen/dining room • Underfloor heating • Study • Utility Room • En-Suite to 2 Bedrooms • Downstairs cloakroom
- Detached double garage and private driveway • Lawned garden

GROUND FLOOR

KITCHEN/ DINING ROOM

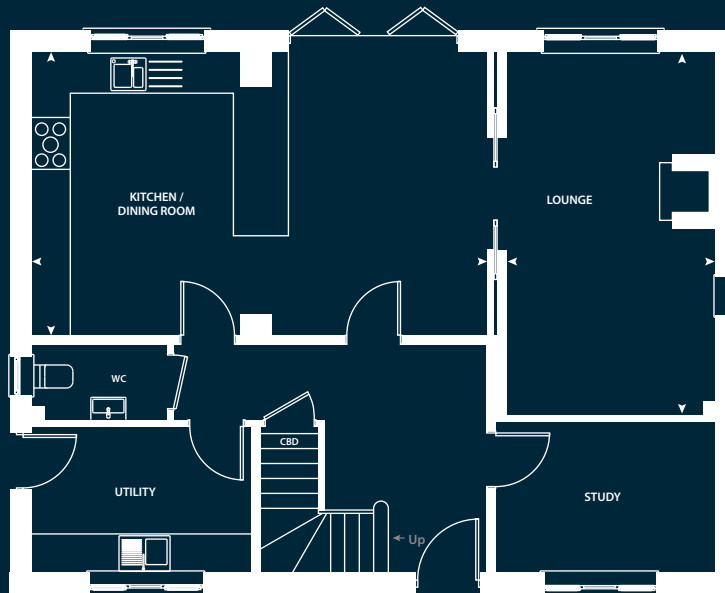
6.95m x 4.45m
(22'9" x 14'7")

LOUNGE

3.27m x 5.69m
10'8" x 18'8")

STUDY

3.44m x 2.35m
(11'3" x 7'8")



FIRST FLOOR

BEDROOM 1

3.44m x 3.70m
(11'3" x 12'1")

BEDROOM 2

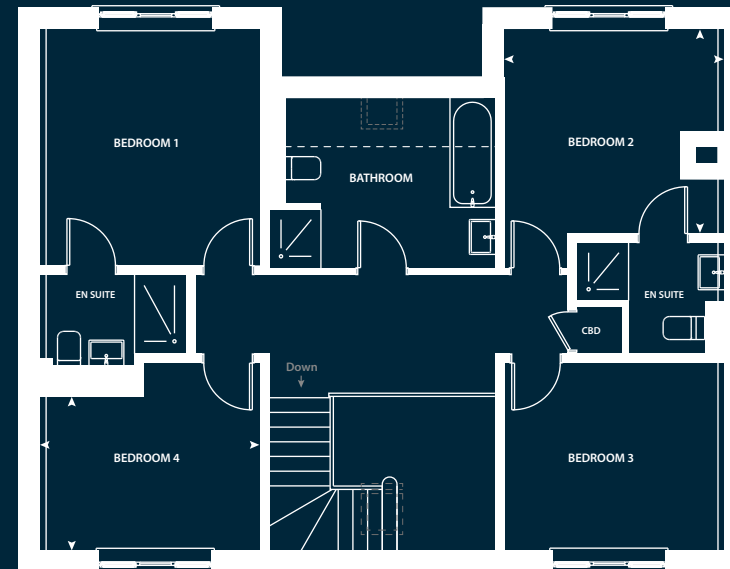
3.44m x 3.20m
(11'3" x 10'6")

BEDROOM 3

3.44m x 2.93m
(11'3" x 9'7")

BEDROOM 4

3.44m x 2.41m
(11'3" x 7'10")



A four bedroom detached house with a vaulted entrance way with a study just inside the front door. The modern kitchen/dining room has integrated appliances and an indulgent wine cooler with bi-folding doors opening out into the garden. Pocket sliding doors lead from the kitchen/dining room into the lounge with a fireplace. On the ground floor, there is also a downstairs cloakroom and utility room with easy access outside. The stairs lead to a landing area, the main bathroom, a cupboard and all four bedrooms. The master bedroom and bedroom two both have en-suites.

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HAMPTON | 4 BEDROOM HOUSE



HAMPTON 4 BEDROOM DETACHED HOUSE | 178.0m²

- 4 Bedrooms • Kitchen/dining room • Underfloor heating • Study • Utility Room • En-Suite to 2 Bedrooms • Downstairs cloakroom
- Integral garage and private driveway • Lawned garden

GROUND FLOOR

KITCHEN/ DINING ROOM

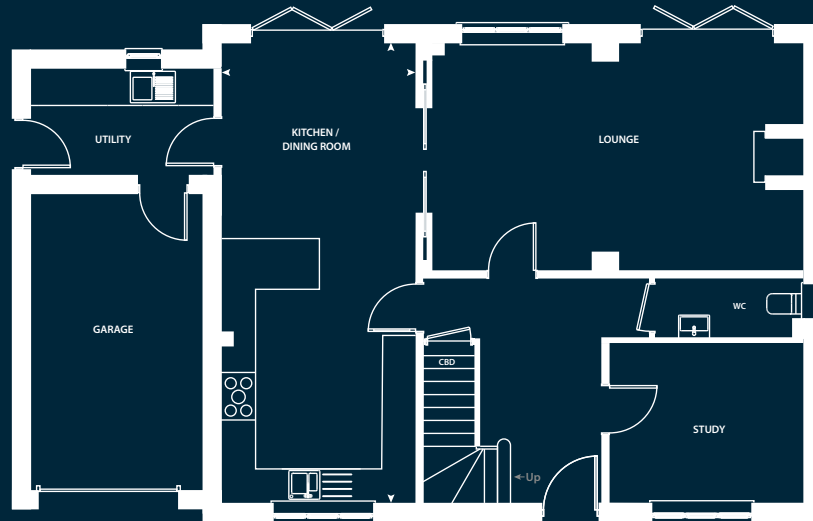
3.44m x 8.16m
(11'3" x 26'9")

LOUNGE

6.58m x 4.03m
(21'6" x 13'2")

STUDY

3.44m x 2.83m
(11'3" x 9'3")



FIRST FLOOR

BEDROOM 1

3.44m x 3.70m
(11'3" x 12'1")

BEDROOM 2

3.44m x 3.20m
(11'3" x 10'6")

BEDROOM 3

3.44m x 2.93m
(11'3" x 9'7")

BEDROOM 4

3.44m x 2.41m
(11'3" x 7'10")



A four bedroom detached house with a vaulted entrance way and a study just inside the front door. The modern kitchen/dining room has integrated appliances and an indulgent wine cooler with bi-folding doors opening out into the garden. Pocket sliding doors lead from the kitchen/dining room into the lounge which has a fireplace and another set of bi-folding doors to the garden. Continuing on the ground floor, there is also a downstairs cloakroom and utility room with access to the integral garage and easy access straight out of the side of the house. The stairs lead to a landing area, the main bathroom, a cupboard and all four bedrooms. The master bedroom and bedroom two both have an en-suite.

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KENSINGTON | 4 BEDROOM HOUSE



KENSINGTON 4 BEDROOM DETACHED HOUSE | 170.0m²

- 4 Bedrooms
- Underfloor heating
- Study
- Utility Room
- En-Suite to 2 Bedrooms
- Downstairs cloakroom
- Detached double garage and off-road parking
- Lawned garden

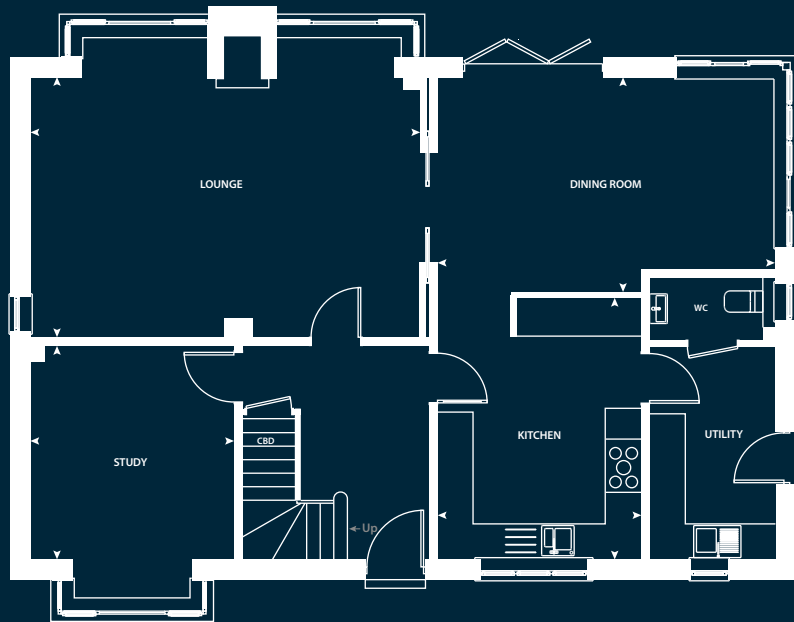
GROUND FLOOR

KITCHEN
3.44m x 4.42m
(11'3" x 14'6")

DINING ROOM
5.72m x 3.62m
(18'9" x 11'10")

LOUNGE
6.58m x 4.40m
(21'6" x 14'5")

LOUNGE
3.44m x 3.62m
(11'3" x 11'10")



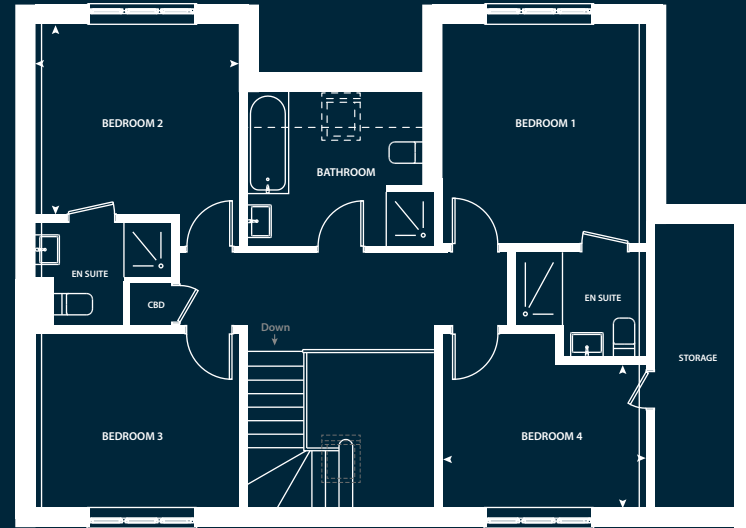
FIRST FLOOR

BEDROOM 1
3.44m x 3.70m
(11'3" x 12'1")

BEDROOM 2
3.44m x 3.20m
(11'3" x 10'6")

BEDROOM 3
3.44m x 2.93m
(11'3" x 9'7")

BEDROOM 4
3.44m x 2.41m
(11'3" x 7'10")



A four bedroom detached house with a vaulted entrance way and study with a lovely bay window. The modern kitchen has integrated appliances and an indulgent wine cooler. Through the kitchen you will find a utility room, an asset to any family home, with access to the cloakroom. The dining room has a large corner window and bi-folding doors that open out into the garden. Between the dining room and lounge, sliding pocket doors can separate these rooms or opened up, can create a large open plan living space. The stairs lead to a landing area, the main bathroom, a cupboard and all four bedrooms. The master bedroom and bedroom two both have an en-suite bathroom with bedroom four having a large storage area.

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BUCKINGHAM | 4 BEDROOM HOUSE

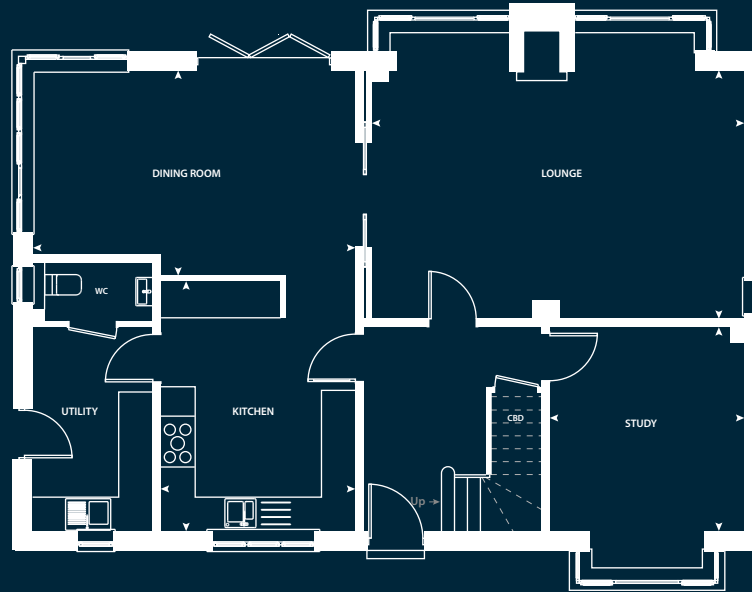


BUCKINGHAM 4 BEDROOM DETACHED HOUSE | 190.0m²

- 4 Bedrooms
- Underfloor heating
- Study
- Utility Room
- En-Suite to 2 Bedrooms
- Downstairs cloakroom
- Detached double garage
- Lawned garden

GROUND FLOOR

- KITCHEN**
3.44m x 4.42m
(11'3" x 14'6")
- DINING ROOM**
5.72m x 3.62m
(18'9" x 11'10")
- LOUNGE**
6.58m x 4.40m
(21'6" x 14'5")
- STUDY**
3.44m x 3.62m
(11'3" x 11'10")



FIRST FLOOR

- BEDROOM 1**
3.44m x 3.70m
(11'3" x 12'1")
- BEDROOM 2**
3.44m x 3.20m
(11'3" x 10'6")
- BEDROOM 3**
3.44m x 2.93m
(11'3" x 9'7")
- BEDROOM 4**
3.44m x 2.41m
(11'3" x 7'10")



A four bedroom detached house with a vaulted entrance way. The modern kitchen has integrated appliances and an indulgent wine cooler. Through the kitchen you will find a utility room, an asset to any family home. From within the utility room there is access to a cloakroom and a separate door leading outside. From the generously sized dining room there are double bi-folding doors leading out into the garden. Between the dining room and lounge, sliding pocket doors can separate these rooms or opened up, create a large open plan living space. The spacious lounge has a large window and a fireplace, perfect for cosy nights in. There is also a study with a lovely bay window.

Stairs lead to a landing area and the main bathroom with a bath and separate shower. Bedrooms one and two are both double rooms with en-suites.

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► Indicates dimensions in irregular rooms

KEW | 4 BEDROOM HOUSE

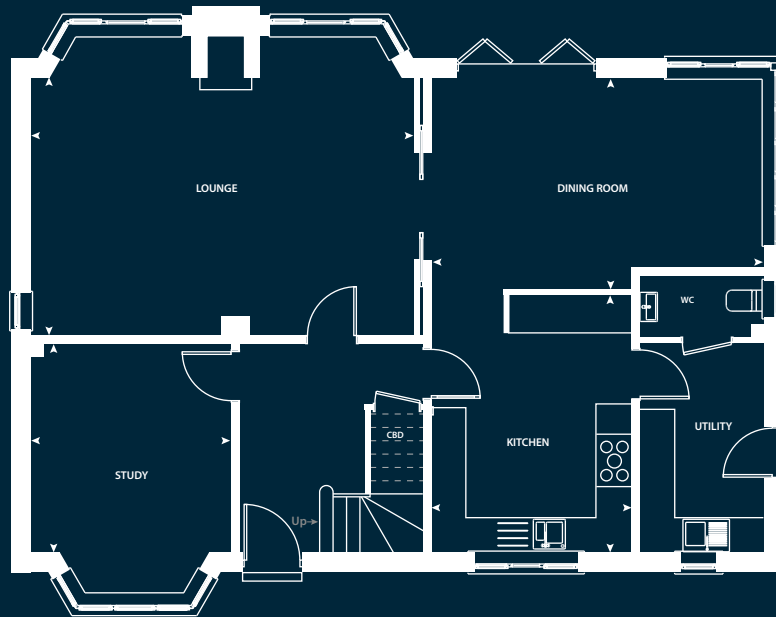


KEW 4 BEDROOM DETACHED HOUSE | 192.0m²

- 4 Bedrooms
- Underfloor heating
- Study
- Utility Room
- En-Suite to 2 Bedrooms
- Downstairs cloakroom
- Detached double garage and private driveway
- Lawned garden

GROUND FLOOR

- KITCHEN**
3.44m x 4.42m
(11'3" x 14'6")
- DINING ROOM**
5.72m x 3.62m
(18'9" x 11'10")
- LOUNGE**
6.58m x 4.42m
(21'6" x 14'6")
- STUDY**
3.44m x 3.59m
(11'3" x 11'9")



FIRST FLOOR

- BEDROOM 1**
3.44m x 3.70m
(11'3" x 12'1")
- BEDROOM 2**
3.44m x 3.20m
(11'3" x 10'6")
- BEDROOM 3**
3.44m x 2.93m
(11'3" x 9'7")
- BEDROOM 4**
3.44m x 2.40m
(11'3" x 7'10")



A four bedroom detached house with a modern kitchen with integrated appliances and underfloor heating. The lounge is a great size for relaxing and entertaining in, with a large extended bay window and fireplace, perfect for cosy nights in. Through sliding pocket doors, you enter the dining room which has a large corner window and bi-folding doors leading out into the garden. Through the kitchen you will find a utility room which is an asset to any family home, with easy access straight out of the side of the house. There is also a study on the ground floor. The master bedroom and bedroom two both have an en-suite with bedroom four having the benefit of access to a large storage area.

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ALEXANDRA | 4 BEDROOM HOUSE

Front elevation



Rear elevation



ALEXANDRA 4 BEDROOM SEMI-DETACHED HOUSE | 236.0m²

- 4 Bedrooms • Kitchen/dining room • Underfloor heating • Study • Utility Room • Balcony • Dressing area and en-suite to the Master Bedroom • Integral garage • Lawned garden

GROUND FLOOR

**KITCHEN/
DINING ROOM**
8.97m x 4.91m
(29'5" x 16'1")

FIRST FLOOR

LOUNGE
4.83m x 4.91m
(15'10" x 16'1")

BEDROOM 3
4.00m x 3.78m
(13'1" x 12'4")



Ground floor

FIRST FLOOR

BEDROOM 4
4.83m x 3.00m
(15'10" x 9'10")

STUDY
4.00m x 3.11m
(13'1" x 10'2")

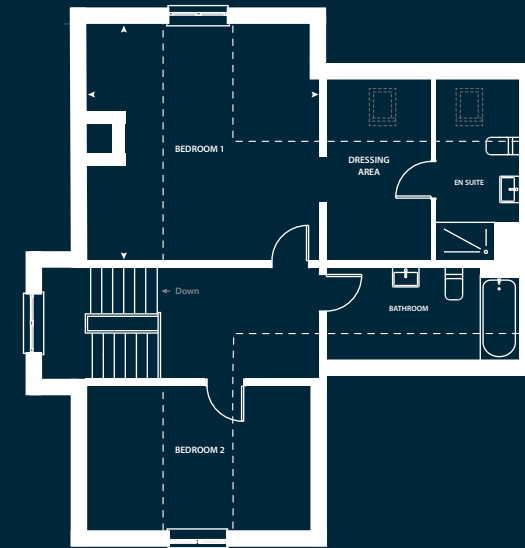


First floor

SECOND FLOOR

BEDROOM 1
4.63m x 4.91m
(15'2" x 16'1")

BEDROOM 2
4.02m x 3.00m
(13'2" x 9'10")



Second floor

A four bedroom semi-detached town house with a utility room, a downstairs cloakroom and two cupboards off the entrance hall. Stairs lead down to the large open plan kitchen / dining room. The kitchen has integrated appliances and bi-folding doors which open out into the garden. The dining room has a fireplace and double doors that give another route into the garden. From the ground floor there is also access into the integral garage. On the first floor is the lounge with a second fireplace, the main bathroom and bedroom three which has double doors out onto a balcony. Bedroom four and a study with a cupboard are also on this level. Up the stairs to the second floor is the master bedroom which has a dressing area and en-suite. There is another bathroom and double bedroom on this level.

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BLenheim | 5 BEDROOM HOUSE



BLenheim 5 BEDROOM DETACHED HOUSE | 207.0m²

- 5 Bedrooms
- Underfloor heating
- Study
- Utility Room
- Fireplace
- En-Suite to 2 Bedrooms
- Downstairs cloakroom
- Detached double garage and private driveway
- Lawned garden

GROUND FLOOR

KITCHEN

3.58m x 4.42m
(11'8" x 14'6")

DINING ROOM

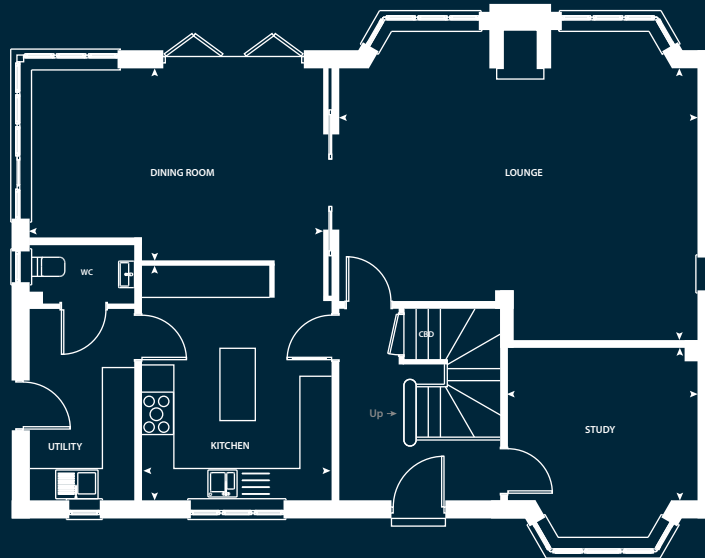
5.53m x 3.62m
(18'1" x 11'10")

LOUNGE

6.76m x 5.14m
(22'2" x 16'10")

STUDY

3.58m x 2.88m
(11'9" x 9'5")



FIRST FLOOR

BEDROOM 1

3.58m x 4.17m
(11'8" x 13'8")

BEDROOM 2

3.58m x 3.04m
(11'8" x 9'11")

BEDROOM 3

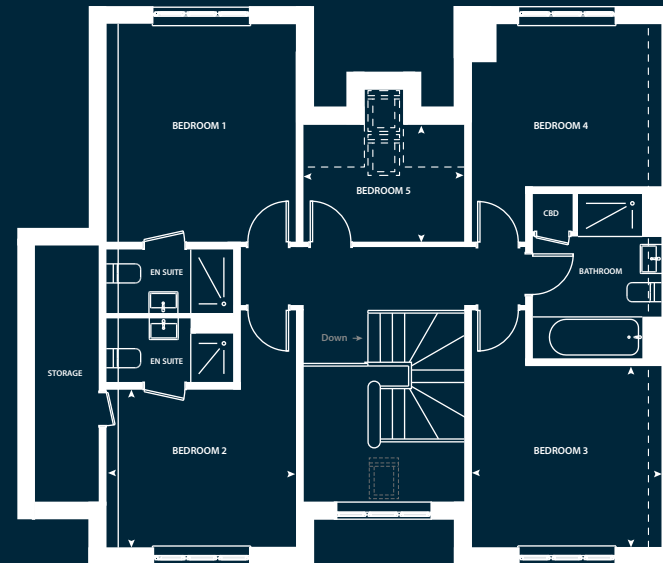
3.58m x 3.48m
(11'9" x 11'5")

BEDROOM 4

3.58m x 3.13m
(11'9" x 10'3")

BEDROOM 5

3.04m x 2.17m
(9'11" x 7'1")



A five bedroom detached house with a wonderful vaulted entrance way. The modern kitchen has a central island, indulgent wine cooler and ample work top surfaces. Through the kitchen you will find a utility room, an asset to any family home. From within the utility room there is access to a cloakroom and a separate door leading outside. From the generously sized dining room there are double bi-folding doors leading out into the garden. Between the dining room and lounge are sliding pocket doors which can separate these rooms or opened up, create a large open plan living space. The spacious lounge has an extended large bay window with a fireplace, perfect for cosy nights in. There is also a study on the ground floor with a lovely bay window. Just inside the front door is a cupboard and stairs leading to a galleried landing area and master bedroom which has an en-suite. Bedroom two is a double bedroom with additional storage and an en-suite. Both bedroom three and four are also double bedrooms whilst bedroom five is located at the top of the stairs with roof windows. The main bathroom has a bath and separate shower, as well as a cupboard.

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GROSVENOR | 5 BEDROOM HOUSE



GROSVENOR 5 BEDROOM DETACHED HOUSE | 213.0m²

- 5 Bedrooms • Kitchen/dining room • Underfloor heating • Study • Utility Room • Dressing area and en-suite to the Master Bedroom
- En-suite to Bedroom 2 • Integral double garage and private driveway • Lawned garden

GROUND FLOOR

KITCHEN/ DINING ROOM

3.48m x 9.42m
(11'4" x 30'10")

LOUNGE

5.17m x 4.29m
(16'11" x 14'0")

STUDY

3.54m x 2.91m
(11'7" x 9'6")



FIRST FLOOR

BEDROOM 1

3.64m x 3.49m
(11'11" x 11'5")

BEDROOM 2

3.64m x 3.22m
(11'11" x 10'6")

BEDROOM 3

3.54m x 3.58m
(11'7" x 11'8")

BEDROOM 4

3.54m x 2.87m
(11'7" x 9'4")

BEDROOM 5

3.46m x 2.87m
(11'4" x 9'4")



A five bedroom detached house with a spacious and vaulted entrance way. The kitchen/dining room has integrated appliances and indulgent wine cooler with bay windows at both ends of the room. The lounge has a fireplace, perfect for cosy nights in, and bi-folding doors leading out into the garden. Between the kitchen/dining room and lounge the sliding pocket doors can either separate these rooms, or opened up, can create a large open plan living space. On the ground floor there is also a study, a separate cloakroom, two storage cupboards and an integral double garage. The utility room, with access outside, is an asset to any family home. At the top of the stairs you will find an open landing area and the master bedroom, which has a lovely bay window, separate dressing area and en-suite. Bedroom two also has the benefit of an en-suite. There are 3 further bedrooms with access to the main shared bathroom.

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BACCHANTE HOUSE

Bacchante House is a former Edwardian school that will be impeccably renovated to create four beautiful town houses with three, four and five bedrooms.

Each house has 3 floors and boasts wonderful original features including lovely high ceilings, front door canopies and, in two of the homes, original staircases. Internally, Bacchante House will include our highest specification which will compliment all rooms to boast the original fantastic features.





CAMBRIDGE 4 BEDROOM TOWN HOUSE | 146.0m²

A four bedroom town house with a modern open plan kitchen / dining room and separate lounge at the rear of the property with doors leading out onto the patio and garden. The stairs lead to the main bathroom and two bedrooms, one being the master bedroom with a dressing area and an en-suite. Taking the stairs to the second floor leads you to bedrooms 3 and 4 and their shared bathroom.

- 4 Bedrooms
- Underfloor heating
- Dressing area and en-suite to the Master Bedroom
- Downstairs cloakroom
- 3 off road parking spaces
- Lawned garden and patio area

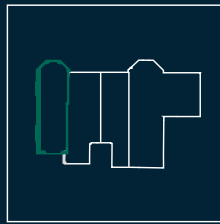
GROUND FLOOR

KITCHEN/ DINING ROOM

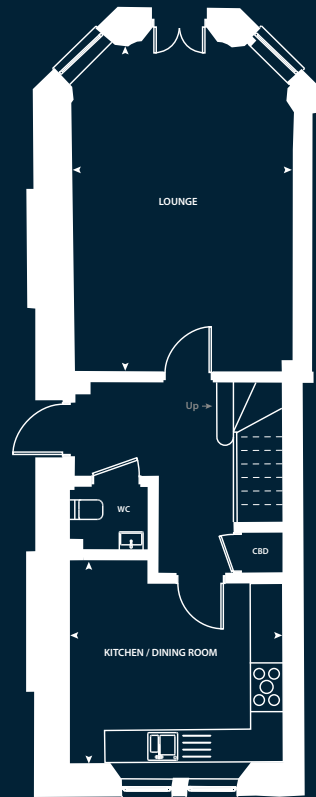
3.99m x 3.75m
(13'1" x 12'3")

LOUNGE

4.16m x 6.08m
(13'7" x 19'11")



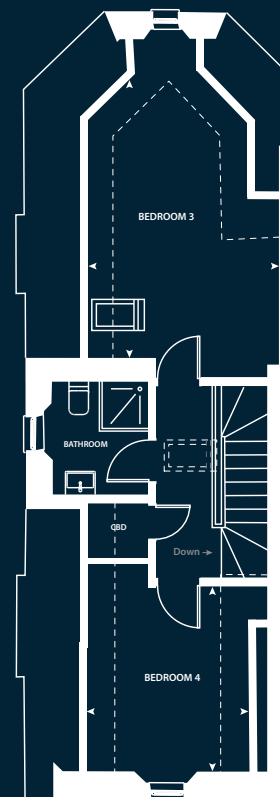
Bacchante House footprint



Ground floor



First floor



Second floor

FIRST FLOOR

BEDROOM 1

4.07m x 3.96m
(13'4" x 12'11")

BEDROOM 2

3.95m x 3.19m
(12'11" x 10'5")

SECOND FLOOR

BEDROOM 3

3.51m x 5.24m
(11'6" x 17'2")

BEDROOM 4

3.03m x 3.34m
(9'11" x 10'11")

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➤ Indicates dimensions in irregular rooms

ETON 3 BEDROOM TOWN HOUSE | 132.0m²

A three bedroom town house with a separate modern kitchen, with integrated appliances including a wine cooler and downstairs cloakroom. The dining room/lounge at the rear of the property has a door leading straight out onto the patio and garden. Stairs lead up to the first floor and the main bathroom and bedrooms two and three along with a large cupboard on the landing. The master bedroom with en-suite is situated on its own on the second floor.

- 3 Bedrooms • Underfloor heating • En-Suite to Master Bedroom • Downstairs cloakroom • Carport and off road parking space • Lawned garden and patio area

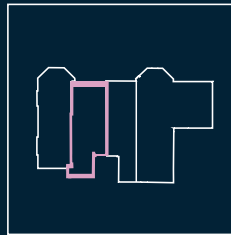
GROUND FLOOR

KITCHEN

2.48m x 4.08m
(8'1" x 13'4")

DINING ROOM/ LOUNGE

4.60m x 5.31m
(15'1" x 17'4")



Bacchante House footprint



FIRST FLOOR

BEDROOM 2

4.60m x 4.15m
(15'1" x 13'7")

BEDROOM 3

2.43m x 3.98m
(7'11" x 13'0")

SECOND FLOOR

BEDROOM 1

4.33m x 3.83m
(14'2" x 12'6")

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➤ Indicates dimensions in irregular rooms

MARLBOROUGH 3 BEDROOM TOWN HOUSE | 135.0m²

A three bedroom town house with separate modern kitchen with integrated appliances including a wine cooler and a downstairs cloakroom. The dining room/lounge at the rear of the property has a door leading straight out onto the patio and garden. Stairs lead up to the first floor and to the main bathroom and bedrooms two and three along with a large cupboard on the landing. The master bedroom with en-suite is situated on its own on the second floor.

- 3 Bedrooms
- Underfloor heating
- En-Suite to Master Bedroom
- Downstairs cloakroom
- Carport and off road parking space
- Lawned garden and patio area

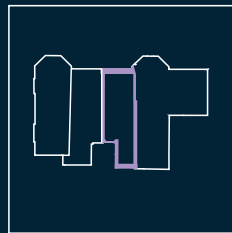
GROUND FLOOR

KITCHEN

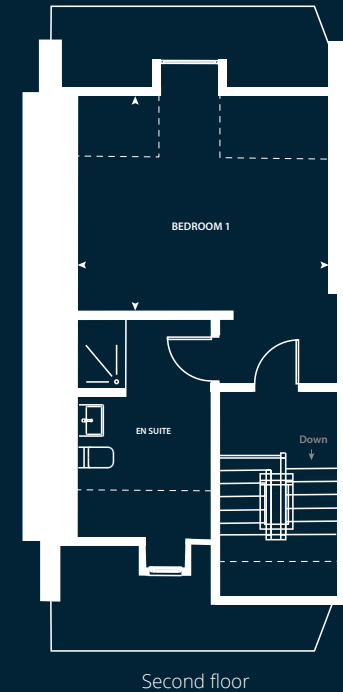
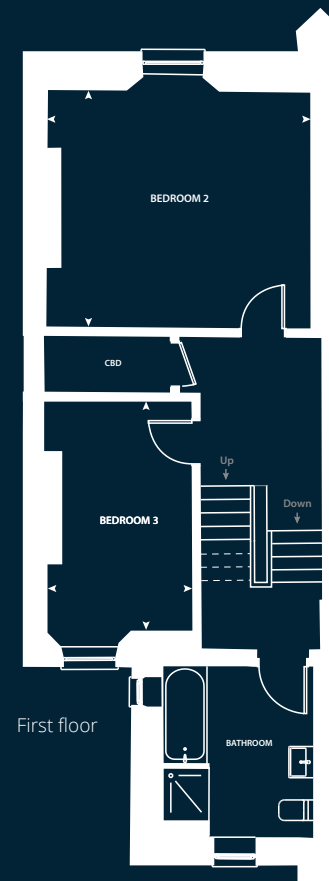
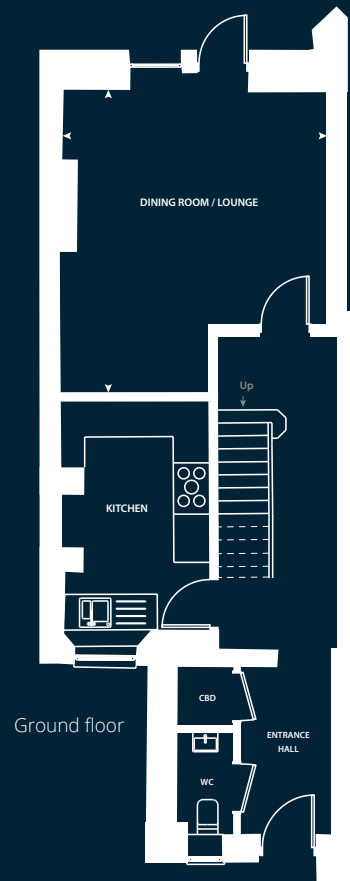
2.59m x 4.02m
(8'6" x 13'2")

DINING ROOM/ LOUNGE

4.60m x 5.31m
(15'1" x 17'4")



Bacchante House footprint



FIRST FLOOR

BEDROOM 2

4.60m x 4.15m
(15'1" x 13'7")

BEDROOM 3

2.55m x 3.98m
(8'4" x 13'0")

SECOND FLOOR

BEDROOM 1

4.36m x 3.83m
(14'3" x 12'6")

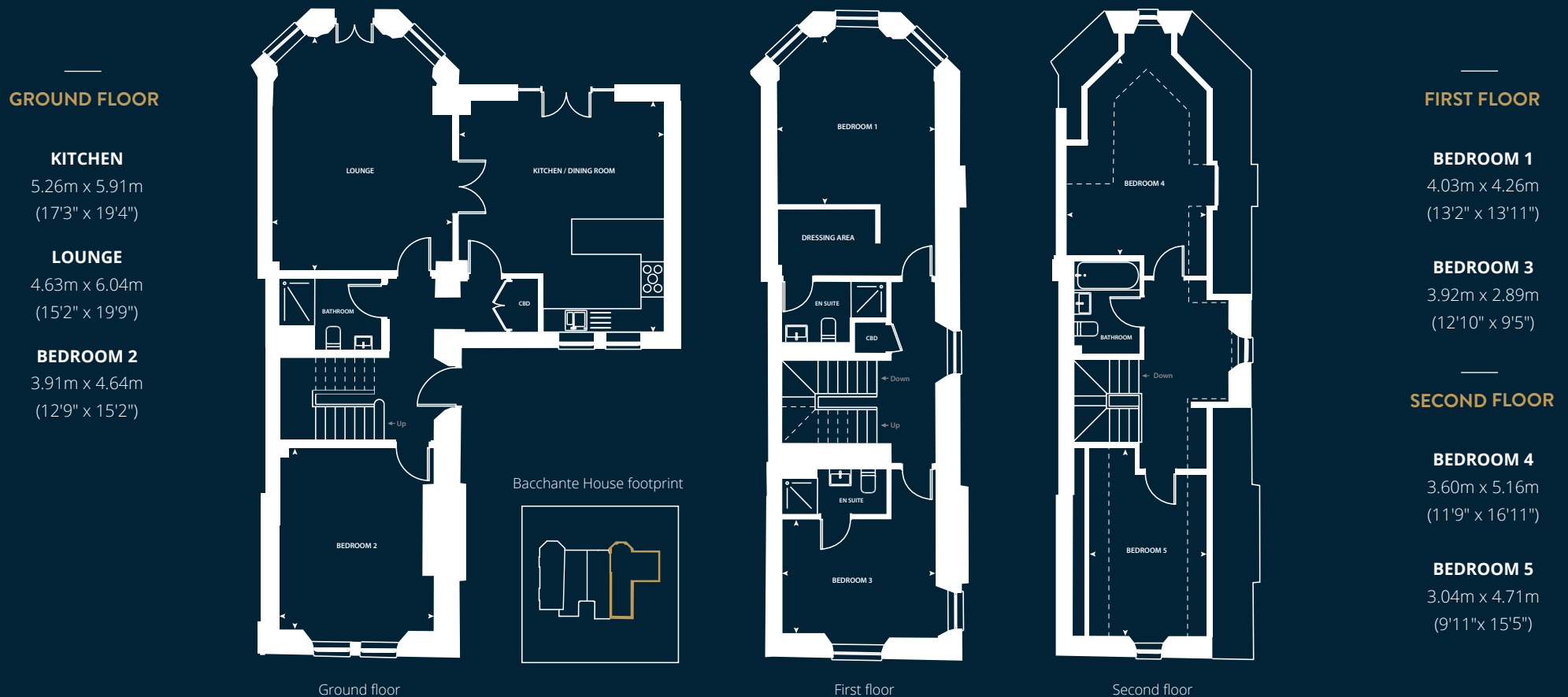
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► Indicates dimensions in irregular rooms

REGENT 5 BEDROOM TOWN HOUSE | 196.0m²

A five bedroom town house with a modern open plan kitchen / dining room with double doors leading onto a large patio area, perfect for outdoor dining. The kitchen has integrated appliances and an indulgent wine cooler. The lounge with its large windows also has double doors that give another route into the garden. There is a downstairs shower room as well as a double bedroom on the ground floor. Stairs lead up to the first floor and the master bedroom with dressing area and en-suite. Bedroom three also has an en-suite bathroom on this floor. Stairs lead up again to the second floor and a shared bathroom for bedrooms four and five.

- 5 Bedrooms • Underfloor heating • En-Suite to 2 Bedrooms • Master bedroom with dressing area • 3 off road parking spaces • Lawned garden and patio area



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► Indicates dimensions in irregular rooms

HOW TO GET THERE



From the A380 Penn Inn Roundabout junction, take the exit onto Torquay Road/A381. Turn left onto Church Road, then turn left to stay on Church Road. Bear slightly right onto Courtenay Road, followed by a sharp right turn to stay on Courtenay Road. Turn right onto South Road and the development is on your right hand side.

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