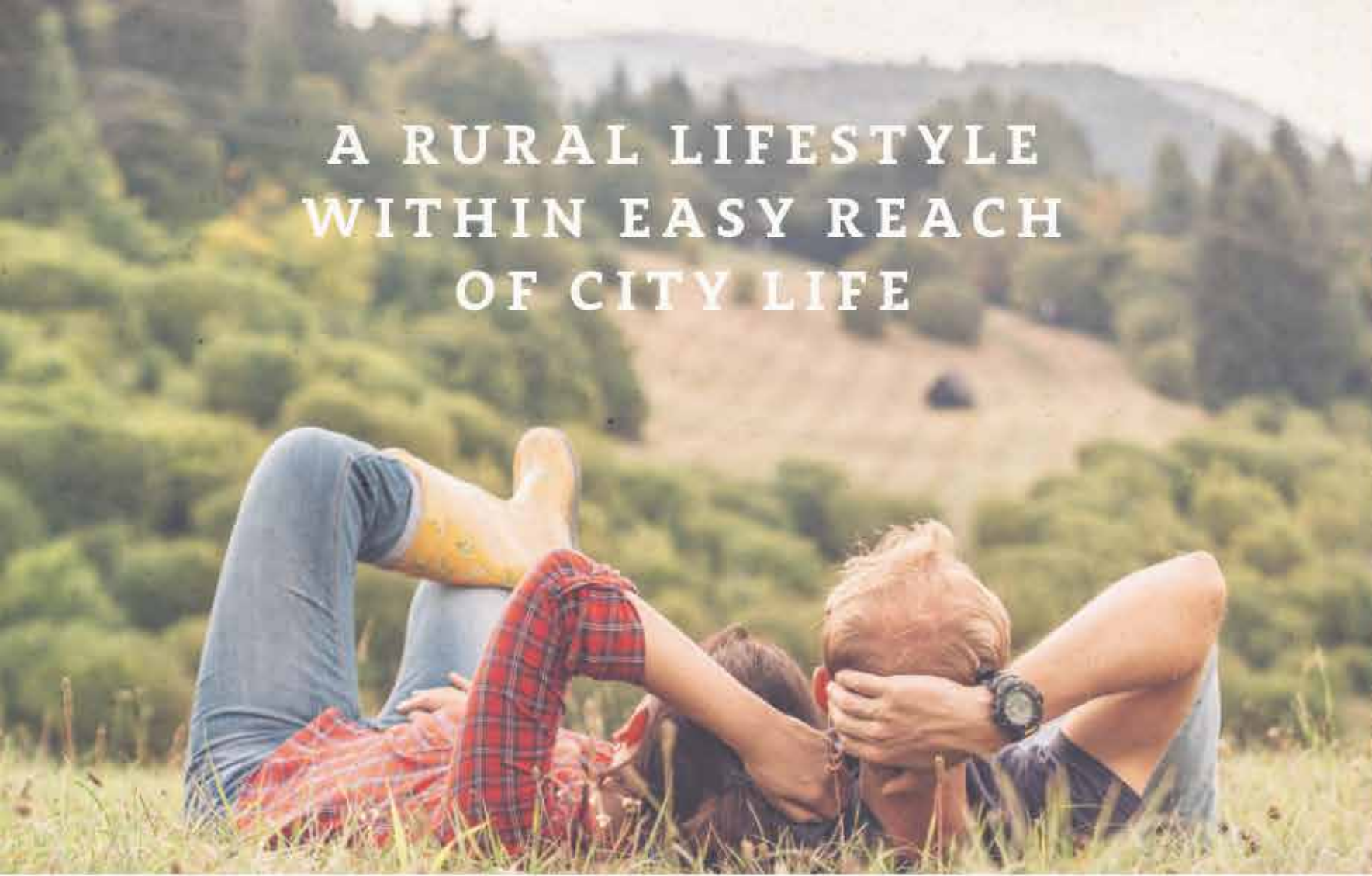




*Home Farm*  
CHURCH HILL, PINHOE

**A COLLECTION OF 3, 4 AND 5-BEDROOM HOMES**



# A RURAL LIFESTYLE WITHIN EASY REACH OF CITY LIFE



Home Farm is an exclusive collection of three, four and five-bedroom homes in Pinhoe, East Devon, just 3.4 miles away from the beautiful city of Exeter.

Situated in the highly desirable location of Church Hill, this development offers stunning views of the Exe estuary and the rolling Devonshire countryside which surrounds the site.



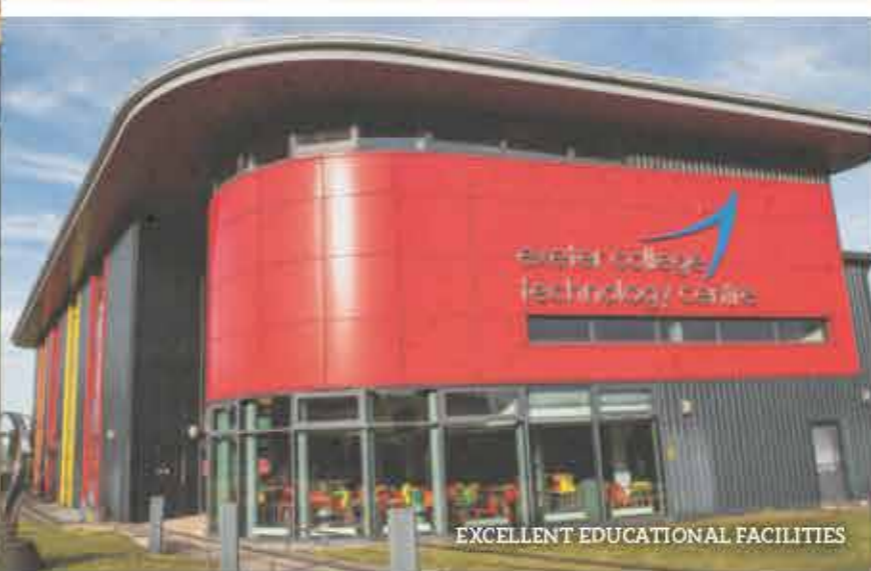
THE LOCATION



EXETER QUAY



OUTSTANDING TRANSPORT LINKS



EXCELLENT EDUCATIONAL FACILITIES

# LOCAL AREA

Pinhoe is situated in a superb location, less than 4 miles from Exeter, within easy reach of a number of excellent schools, amenities and transport links.

Head to Princesshay Shopping Centre for a vast choice of high street names, designer stores and restaurants, or the fabulous Gandy Street to browse around an array of independent boutique stores.

Ideal for families, there are several reputable schools close by, including Pinhoe Primary School - rated 'Good' by Ofsted, as well as Exeter Cathedral School, a highly regarded day and boarding Prep School, and Exeter College for higher education. Alternatively, St James' School and Clyst Vale Community College are both rated 'Good' in all areas.

All of these schools are just a short bus or car ride away from Pinhoe. Plus, students from all over the globe come to the city to study at the prestigious University of Exeter, one of the top 100 universities in the world!

Home Farm offers outstanding transport links, with road, air and rail travel all easily accessed. The M5 is a few minutes' drive away, providing easy travel to North Devon and several towns and cities further afield such as Bristol and London, while the A30 is also just a short distance away, offering access to Honiton to the East and as far as Land's End in Cornwall to the West.

Pinhoe Railway Station, only half a mile from Home Farm, offers trains into Exeter Central, taking just 6 minutes and to the mainline connections of Exeter St David's, taking just 9 minutes. There are direct trains from Pinhoe to London Waterloo taking around 3¼hrs, with faster trains departing from Exeter St David's Station. Connections to Birmingham and Bristol can also be caught here, while Exeter airport is just a ten-minute drive away for international travel.



EXETER CATHEDRAL



RIVER EXE



NATIONAL TRUST COUNTRYSIDE

MORE THAN A HOME

Home Farm offers a rural lifestyle combined with the convenience of city life.

Although just a short distance away from the vibrancy of Exeter City Centre, the area retains its village feel with thatched cottages dotted around and traditional village features such as a beautiful 15th century church, a local pub and a village post office.

There are also several interesting villages and places to visit around Pinhoe, such as Broadclyst, a quaint village boasting an excellent village store and post office. In addition, there is also the National Trust's beautiful Killerton House and Estate. Steeped in local history, this area has an outstanding network of footpaths perfect for walking, cycling or simply taking in the outstanding views.

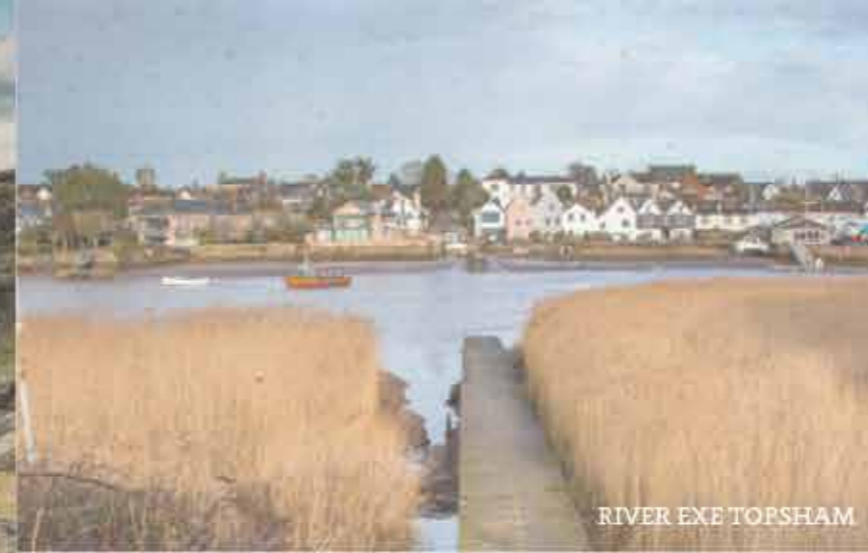
In Exeter itself you will find a cosmopolitan city full of shops, bars, restaurants and cafés, as well as its impressive Gothic cathedral. With the River Exe running through it, there are also plenty of picturesque places to enjoy a coffee whilst taking in the river views. This is a city with a lot to offer, from the city walls and the cathedral, to its several cinemas and theatres.

Down at the Quayside, just a short walk from the city centre, you will find a vibrant atmosphere with more dining options and even bike and paddle sports hire.

There are several spectacular beaches within easy reach of home, as well as many sprawling areas of natural beauty to explore and enjoy, easily accessible via the A30 or the M5.



DARTMOOR NATIONAL PARK



RIVER EXE TOPSHAM



PINHOE LOCAL PUB

MORE THAN A HOME

Within Pinhoe there are plenty of amenities for your everyday convenience. You will find a community centre, pharmacy, local shop, two doctors' surgeries and Pinhoe Primary School.

If eating out is your thing, why not try the local village pub, Heart of Oak or Miller & Carter steak house just a little further out of Pinhoe. In Exeter city centre, you'll be spoilt for choice with a selection of independent and popular chain restaurants.

Just south of the city, along the bank of the River Exe, you'll find Topsham which has a wonderful range of fantastic restaurants, such as the Salutation Inn and The Galley.

For those who like to keep active, there's an abundance of options nearby. David Lloyd health club is situated 10 minutes' drive away and includes unparalleled racquets, gym and pool facilities. The Pyramids and Riverside Leisure Centres are in Exeter, as is Northbrook Swimming Pool, plus there is Topsham Outdoor Pool which is ideal for the warmer weather. For golfing enthusiasts, there are several golf clubs to choose from, including Woodbury Park Hotel and Exeter Golf and Country Club all of which offer excellent golf and leisure facilities. In addition, there are excellent facilities at Exeter Arena, along with Wonford Sports Centre.

Rugby fans will enjoy the benefits of having the Exeter Chiefs ground only a short distance away, while the nearby Dartmoor National Park offers hiking, climbing and mountain biking opportunities.



## YOUR NEW HOME

When it comes to combining style with comfort, your new home has it all. Every property at Home Farm has been designed with elegance and practicality in mind.

Although finished to a quality specification as standard, with our options and personalisation packages you have the choice to tailor your new home to suit your personal tastes and requirements to ensure that your new house truly feels like home.



## SPECIFICATION

Our kitchens have been designed to be the heart of the home, boasting a range of features that make it the ideal place in which to cook, relax and entertain.

- Every kitchen is British-designed and built, and installed by renowned Exeter-based kitchen designers, System Six
- Each kitchen features a range of integrated Bosch appliances, including a dishwasher and fridge freezer
- Choose between a Bosch gas four burner hob or induction hob, combined with a sleek stainless steel extractor hood\*
- Each kitchen includes a Bosch double oven built under or eye level dependent on kitchen layout\*
- Create a relaxing, yet stylish atmosphere with energy efficient chrome LED downlights in all homes and pendant light fittings above the breakfast bar in selected properties\*
- Enjoy the sleek aesthetics of a stainless-steel countertop sink and drainer and an option of a stainless steel or glass splashback
- Four and five-bedroom homes include quartz worktops, splashback and upstands
- Chrome sockets are included throughout with USB ports

## YOUR KITCHEN

\*House type specific.



## SPECIFICATION

Your bedroom is a sanctuary; a place to escape from the stress of modern life. This is why all bedrooms at Home Farm are designed with relaxation in mind and feature little touches to make sure your bedroom is the ultimate haven.

- A TV point is included in every bedroom, so you can watch your favourite shows from the comfort of your own bed - perfect for unwinding at the end of the day
- A built-in wardrobe with oak veneer doors is included within
- the master bedroom complete with shelf and hanging rail
- Our master bedrooms benefit from an ensuite, complete with a rainhead shower
- Luxury fitted carpets with Cloud 9 underlay throughout



YOUR BEDROOMS





## SPECIFICATION

Every bathroom and en-suite at Home Farm has been designed with your comfort in mind. A range of features are included to provide the perfect place in which to unwind and relax

- Contemporary bathroom suite with back to wall sanitary-ware and soft-close WC seats
- Chrome heated towel rail in the bathroom and master en-suite
- Convenient motion sensor lighting features in the bathroom and master en-suites
- Fitted mirrors in the WC and master en-suite adds a superior finish
- Every bathroom benefits from Ceramic half height tiling and floor tiling
- Luxurious rainfall shower head in selected master en-suites
- Sleek tiled bath panels, low profile shower trays and semi-frameless screens add to the luxurious and spa-like experience you feel every time you use your bathroom
- Shaver socket included in the master bathroom
- Low energy LED downlights are featured in all

## YOUR BATHROOMS



## SPECIFICATION

At Burrington Estates we know it's the little things that really make a house a home. This is why we pay extra attention to the finer details in all of our residences. Each property at Home Farm includes:

- A built-in wardrobe in the master bedroom
- All bedrooms boast luxury fitted carpets for extra comfort and a convenient TV point so you can relax and watch TV in bed
- Enjoy the outdoors in your private rear garden complete with turf and spacious patio area, ideal for summer barbecues and garden parties
- Walls are painted in a stylish Dulux Quartz Grey with white satinwood finish to skirtings, architrave and window boards
- Keep your home at the right temperature with a gas-fired central heating system powered by an energy efficient boiler and smart heating controls
- All homes include a BT point to the hall, lounge or study\* with pre-wiring for Sky TV for added convenience
- Premium oak veneer doors feature throughout all of our homes
- A spur allows for the future installation of an intruder alarm
- All switches and sockets on the ground floor are chrome finished, with white to the upper floors

*\*House type specific.*

## LITTLE DETAILS



*Optional upgrade*



## SPECIFICATION

Your new home should be warm and comfortable, whatever the weather outside. Every Home Farm property feature

- Gas-fired central heating with an energy efficient boiler
- Excellent levels of insulation throughout
- uPVC high performance double-glazed windows
- Google Nest Thermostat helps save you energy with its learning abilities and can be controlled by you anywhere through the Nest app
- To help make your home more energy efficient, Solar PV is available as an optional upgrade, subject to build stage



Optional upgrade

## HEATING & INSULATION



## SPECIFICATION

Discover the finishing touches designed to make your dream home complete, inside and out.

- Create a lasting first impression with beautifully-landscaped front gardens with every home
- Rear gardens come complete with quality turf, a generous patio area and timber diving fences for increased privacy
- Each property is complemented by a contemporary front door with chrome ironmongery, a mains-wired doorbell and stylish slate house numerals
- Let us light the way with external lighting to the front and rear of each house
- All homes with garages benefit from power and lighting inside\*
- All homes have high performance uPVC double glazed windows to minimise heat loss
- Selected homes include statement aluminium bi-fold doors to the rear
- Electric car charging points and battery pack storage are available as optional upgrades



## EXTERNAL DETAILS

\*House type specific.

## YOUR DEVELOPER

Burrington Estates has a growing reputation as a leading developer of high-specification, design-led homes.

Through our careful attention to detail, innovative use of technology, and sensitive development, we create imaginative residences designed to enhance their stunning coastal, moorland, rural or urban location and tailored to the individual needs of our buyers.

Our philosophy is simple.

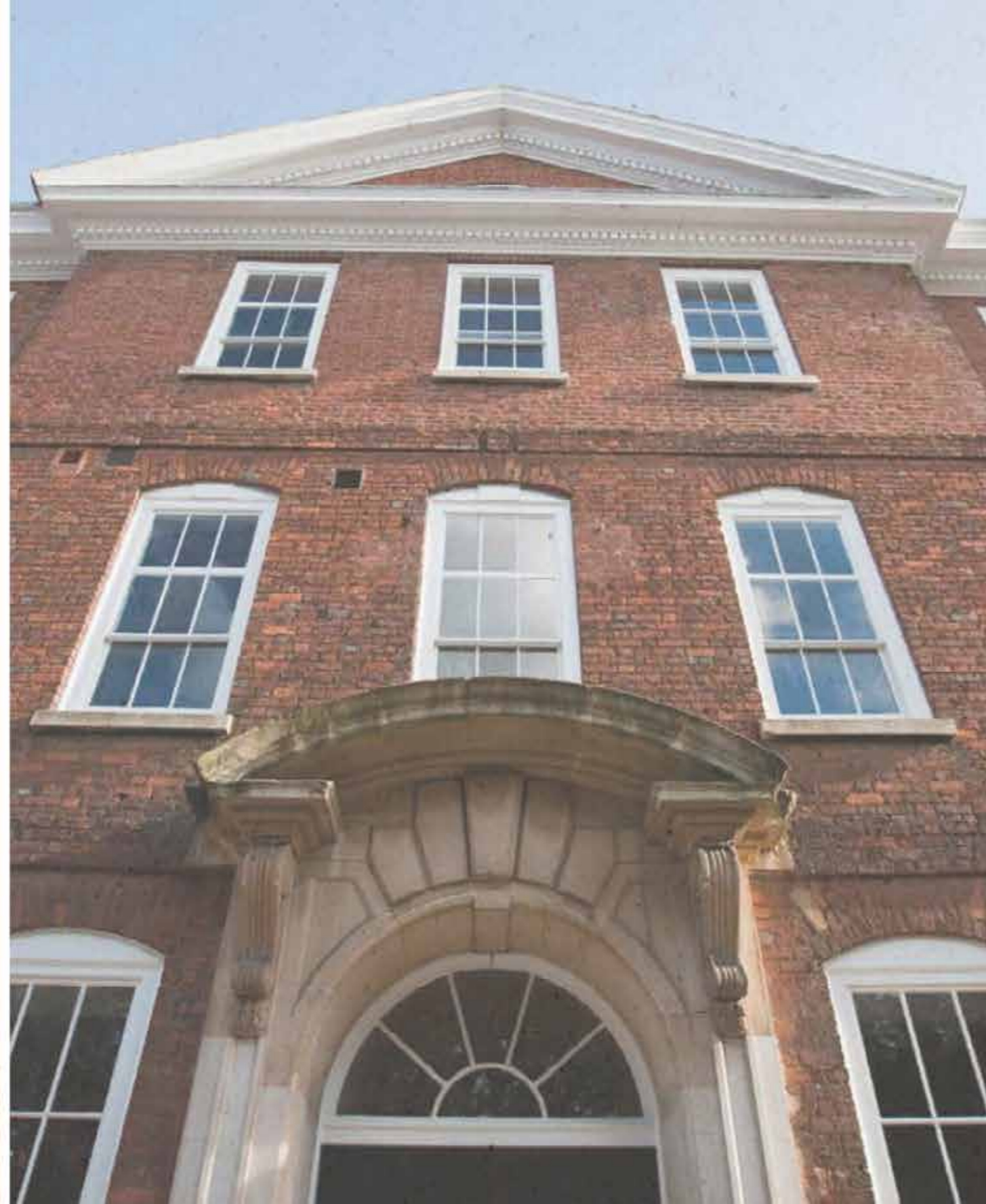
We are committed to the following four principles in every one of our homes.



**Mark Edworthy**  
Founder



**Paul Scantlebury**  
Founder



## OUR PRINCIPLES

### OUTSTANDING CUSTOMER SERVICE:

We are committed to providing a first-class buying experience from your first enquiry until long after you move in.

### DESIRABLE LOCATIONS:

We handpick each location to offer you the best lifestyle balance, whilst making positive contributions to the community.

### INNOVATIVE HOMES:

We are dedicated to creating bespoke, modern, comfortable homes, using design and technology to maximise convenience and enjoyment.

### ATTENTION TO DETAIL:

We are devoted to the quality of our craftsmanship, striving to set exceptional standards in finish and interior design.



CONSUMER  
CODE FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)

## CUSTOMER EXPERIENCE

We are proud to be accredited the highest rating of 5-stars in the independent homebuyers' customer satisfaction survey by the House Building Federation (HBF) Star Rating Scheme. The 5-star accreditation states over 90% of our customers would recommend Burrington Estates New Homes to a friend.



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

### 1. RESERVATION CHECKLIST

Upon reservation, your Sales Executive will go through a checklist with you to provide clear details of your new home in line with the consumer code for home builders.

### 2. PERSONALISE YOUR NEW HOME

Your home is a place to express your individuality. Your Sales Executive will explain the options for upgrades and finishes to make it your own and will arrange a time for you to confirm your choices (subject to build stage).

### 3. EXCHANGE OF CONTRACTS

Our expert panel of recommended solicitors will represent you and work with us to achieve exchange of contracts. At this point, we give you the peace of mind that your newly-reserved home is contractually bound to you.

### 4. SITE VISIT

Your Sales Executive will arrange for you to visit the site for a one-to-one update on your new home. You will be shown around your reserved home and have the chance to discuss any key features of the build and technical details.

### 5. HOME DEMONSTRATION

You will be introduced to your Customer Care team who will arrange an appointment with you for your home demonstration before or on completion of your new home.

### 6. LEGAL COMPLETION

Following legal completion, your Customer Care team will meet you to hand over the keys to your new home, record meter readings and complete any required paperwork.

### 7. LONG-LASTING AFTERCARE

You will receive a courtesy call after moving in to ensure you are settled into your new home.

### 8. COMPLIMENTARY CONCIERGE SERVICE

Our Customer Care team will assist you with the essentials in setting up your new home. This service is provided for one day upon moving into your new home, between the hours of 9am and 5pm.

### 9. NHBC WARRANTY

During construction, your new home will be independently inspected by the National House Building Council (NHBC), who issue their 10-year Buildmark Warranty upon completion.

### 10. CUSTOMER CARE WARRANTY

For extra peace of mind, we include a 2-year Customer Care Warranty and British Gas electrical, plumbing and heating cover for 12 months.



“ We strive to ensure that every stage of the buying process is as exceptional as your new home. ”

## ENVIRONMENTAL

## OUR ACTION AREAS

Here at Burrington Estates we recognise the changing needs of our environment and we understand how our role as a responsible employer and developer of new homes can impact the environment. Our Environmental Charter targets five key areas where improvement and commitment can and will be made.

## **B** environmental



### **Our Office Environment and Our People**



### **Our Communities**



### **Our Supply Chain**



### **Our New Homes**



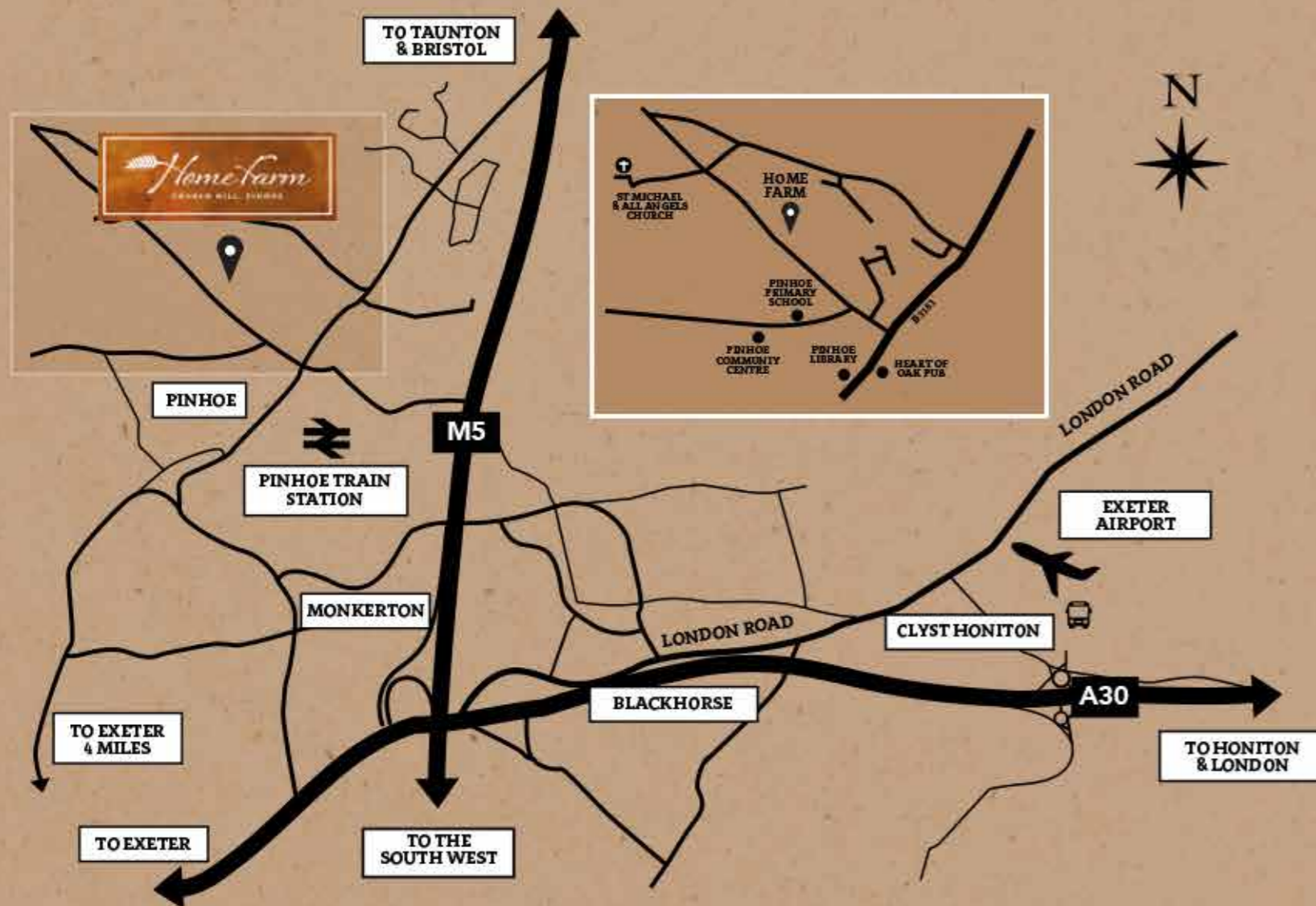
### **Our Developments**

Some of the ways we are trying to make a difference:

- All of our new homes will have 100% green energy supply
- BeeBricks are incorporated in every development
- Solar lighting is used wherever possible
- We use local suppliers and depots to reduce travel

- We don't use any plastic cups in our offices
- We support or instigate at least one environmental activity per development
- No single use plastic in our Home-Owner welcome packs
- Water butts and electric car charging points are offered as upgrades on all new homes (where possible)

## HOW TO FIND US



### HEADING TOWARDS PINHOE FROM EXETER/M5 (EASTBOUND)

From Exeter City Centre take Western Way until you reach the 'Fountain House' roundabout, take the 3rd exit onto the B3212/Pinhoe Road. Continue along here until you get to the junction by Sainsbury's Petrol Station, then turn left onto B3181 into Pinhoe, and then continue until you reach the Main Road, at the double roundabout turn left onto Church Hill and follow the road until you reach Home Farm situated on the right hand side.

### HEADING TOWARDS PINHOE FROM A30 (WESTBOUND)

From the A30, continue on the Honiton Road, under the M5 and turn right on the island with the Holiday Inn Express onto Ambassador Drive. Go straight on at the next roundabout, then straight on again onto Cumberland Way, continue on this road until you reach the B3181, take a right at the traffic lights and continue until you reach the Main Road, at the double roundabout turn left onto Church Hill and follow the road until you reach Home Farm situated on the right hand side.

**HOME FARM, CHURCH HILL, PINHOE, EXETER EX4 9JG**

**For all enquiries please contact:**

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[www.burringtonstates.com/homefarm](http://www.burringtonstates.com/homefarm)



[exeter@completeproperty.co.uk](mailto:exeter@completeproperty.co.uk) | 01392 422500

[www.completeproperty.co.uk](http://www.completeproperty.co.uk)



**B**  
**BURRINGTON**  
**ESTATES**  
**HOMES OF DISTINCTION**

Dean Clarke House, Southernhay East, Exeter EX1 1AP



We're supporting responsible management of the world's forests and being kinder to the planet by using FSC® certified paper. We printed this publication in the UK using a carbon-reduced printer and biodegradable vegetable inks.



The carbon emissions of this paper have been offset through the Woodland Trust's Carbon Capture scheme, this helps businesses to reduce their carbon footprint by locking up carbon emissions through planting trees, right here in the UK.

