



AMBERLEY
GARDENS

SEVEN LUXURY HOMES



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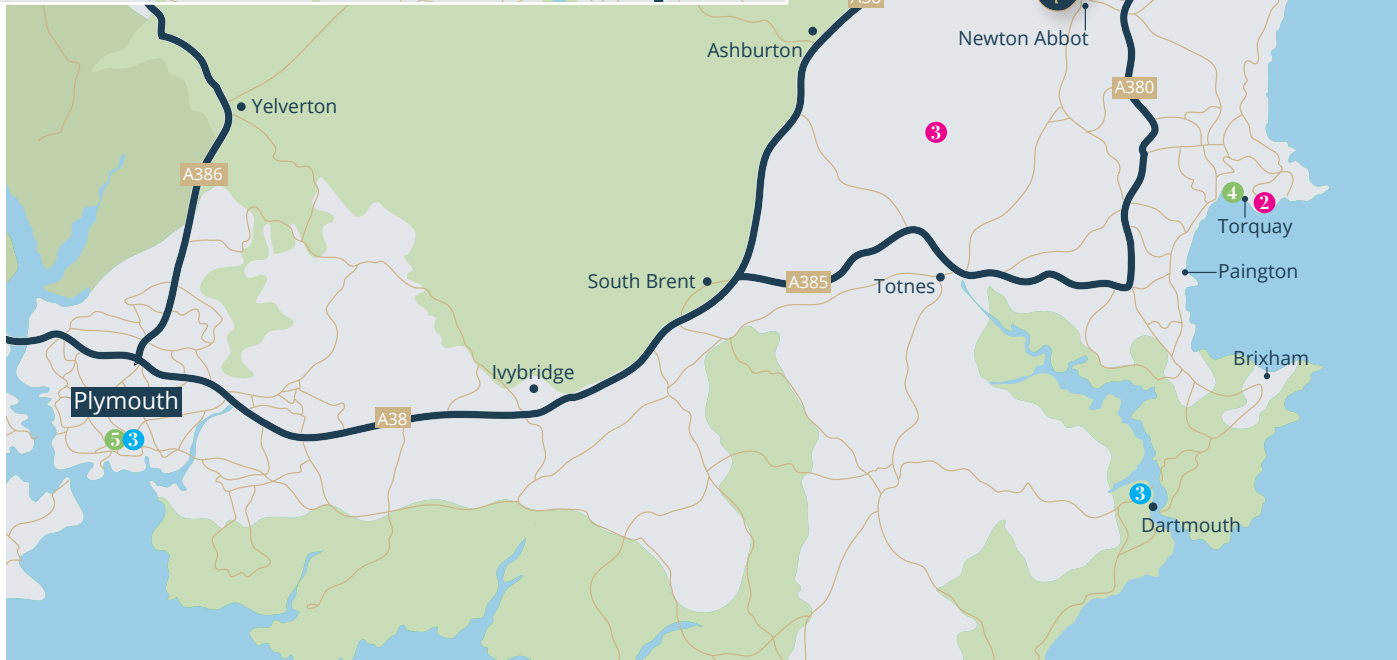
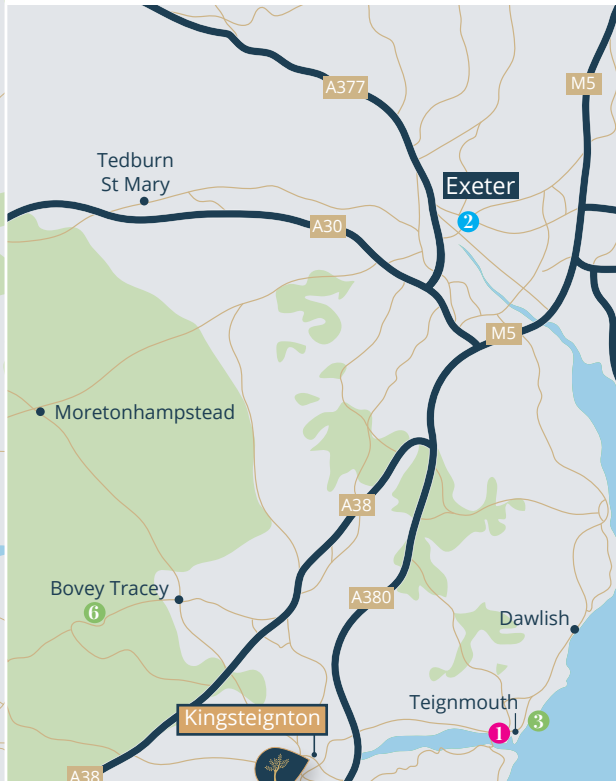
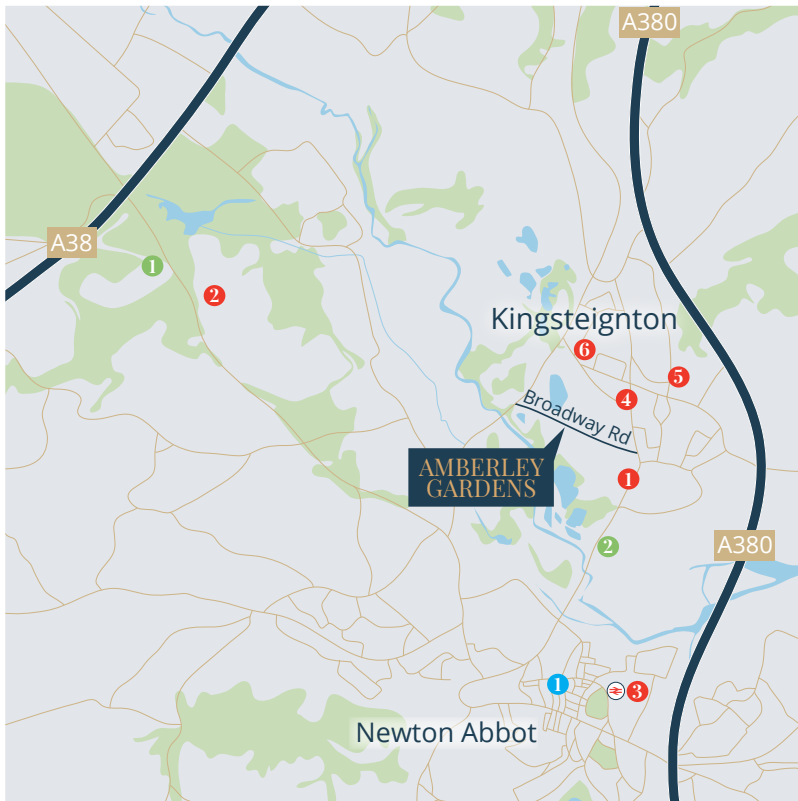
Amberley Gardens is made up of a bespoke collection of just seven luxury homes nestled in a sought after address in Kingsteignton, Newton Abbot. The development is brought to you by a well-known local developer, Bishopstone Homes, who have cleverly designed these homes to create a feeling of luxury at every turn.

Each material and finish used has been hand-picked by Bishopstone Homes to create a sense of quality with the aim of creating beautiful homes that are built to last both inside, and out. The design process has also prioritised buying from local suppliers, and sourcing sustainable materials whilst using the best local craftsmen.

When you step inside, you'll see the meticulous attention to detail come to life.







LOCAL AMENITIES

	DRIVE TIME
1 Supermarket Lidl	2 mins
2 Stover School	10 mins
3 Newton Abbot Train Station	7 mins
4 Kingsteignton Medical Practice	2 mins
5 Rydon Primary School	3 mins
6 Teign School, Kingsteignton	3 mins

SHOPPING

1 Newton Abbot town centre	5 mins
2 Exeter High Street	27 mins
3 Drakes Circus, Plymouth	35 mins

RESTAURANTS

1 Crab Shack	14 mins
2 The Elephant	20 mins
3 Coppa Dolla	20 mins

OUT AND ABOUT

1 Stover Golf Club	8 mins
2 Newton Abbot Race Course	4 mins
3 Teignmouth Beach	14 mins
4 Royal Torbay Yacht Club	21 mins
5 Theatre Royal Plymouth	40 mins
6 Parke, Bovey Tracey	14 mins

TRAIN LINKS FROM NEWTON ABBOT

Teignmouth	6 mins
Exeter	18 mins
Paington	17 mins
Plymouth	36 mins
Bristol Temple Meads	1hr 26 mins
London Paddington	2 hrs 35 mins



A PLACE TO CALL HOME

Kingsteignton is reputed to be the largest village in the country, and it continues to retain the character synonymous with many Devon villages. What makes it such an attractive place to live is its equidistance to local towns centres and its proximity to both Moor and sea.



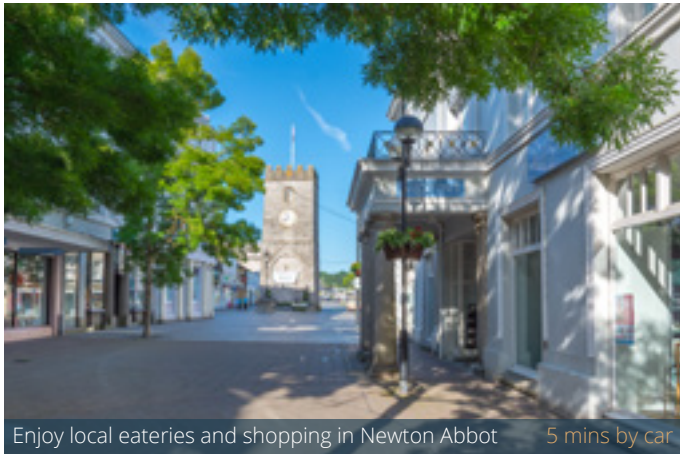
The private road has ideal travel links to the A38 for travel northbound to Exeter, or southbound towards Plymouth. The recent improvement in road links to Torquay make the drive to Torbay far more accessible than before.

Good quality train links in nearby Newton Abbot make a trip to the capital convenient with regular daily routes to Paddington in just over 3 hours and for more localised travel, a short trip to Teignmouth or Exeter via rail is quick and easy.

If you are making a lifestyle move, the locality offers plenty for those wanting to enjoy outdoor pursuits. You're spoilt for choice with local golf courses, nearby gyms and nature's bounty for those who enjoy walking, cycling or sea-sports. For the spectators among us, there are two local horse racing venues and of course unrivalled rugby to enjoy at Sandy Park for Exeter Chiefs supporters.

Avid foodies will have a list of favourite places with a number of must-visit restaurants closeby. The Crab shack in Teignmouth offers some of the best locally sourced seafood, The Elephant is a great option for fine dining and special occasions and Coppa Dolla serves up quality pub grub and pies.

For families with children there are a number of good-quality local educational facilities for different ages. There are well-rated primary and secondary schools nearby, and for private tuition Stover is less than ten minutes' drive away.



Enjoy local eateries and shopping in Newton Abbot 5 mins by car



Relax and unwind with a round of golf at Stover 8 mins by car



Teignmouth Beach, perfect for spending time with the family 14 mins by car



Try your luck at the Newton Abbot Racecourse 4 mins by car



Spend a day out in Exeter shopping and dining 27 mins by car



Dartmoor, perfect for escaping working life and soaking in the far reaching views



Relax and enjoy the open water from the many local beaches



Try locally sourced produce as you dine at local restaurants



Cycle to Bovey Tracey and beyond via the Stover Trail



YOUR OUTLOOK



- 1 THE HAWTHORNE**
Five bedroom detached home
- 2 THE MAPLE**
Five bedroom detached home
- 3 THE LARCH**
Five bedroom detached home
- 4 THE LARCH**
Five bedroom detached home

- 5 THE MULBERRY**
Five bedroom detached home
- 6 THE MULBERRY**
Five bedroom detached home
- 7 THE ASPEN**
Four bedroom detached home



Countryside views from bedrooms in plot 4 – 6

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is the developers intention to build in accordance with this layout, however, there may be some occasions when the property designs, boundaries and landscaping positions of roads and footpaths change, as the development progresses. Please check details of your chosen property with your Sales Advisor prior to reservation. Information is correct at the time of going to print. The developer has a policy of continued improvement and reserves the right to change the site plans at any time.



THE QUALITY FINISHES YOU DESERVE



The team at Bishopstone have carefully selected each and every element to create seven homes that will impress. Our team are on hand to explain the features and benefits of these homes but there's a few that we feel are particularly noteworthy.

The kitchen is the heart of most homes, and that's where you'll find a few extra touches to help create a space for you to enjoy as a family and entertain friends for years to come. Built in Britain by System Six, the kitchens at Amberley Gardens feature an Instant boiling tap, wine cooler and breakfast peninsula or island.*

A modern and chic bathroom design creates a perfect space to relax and unwind in. Free standing baths for an indulgent soak, and low profile walk-in rainfall showers are finished with ceramic Porcelanosa tiling. All of these elements add to the quality and finish found in all bathrooms at Amberley Gardens.



*Features found in selected plots, please enquire for plot specifics

For a home that is future-proof there are a number of additions that will please the gadget collector of the family. The zoned underfloor heating throughout can be controlled from any smart device, speakers are discreetly sunk in to the ceilings throughout the kitchen and dining space and there is the convenience of USB ports in a number of power sockets.

The outside space has also been upgraded with resin driveway and natural stone paving. Plot 1, The Hawthorne also features a brick built shed, perfect for storing tools and bicycles.

For those who choose Amberley Gardens as their dream home there are a number of bespoke choices available to allow you to create a home as individual as you. Paint colours, door choices and refining your kitchen finish and tiling colour schemes will be an added benefit for some. Talk to our team to understand the build programme and if you are still able to create an individualised home.



THE QUALITY FINISHES YOU DESERVE

KITCHEN & UTILITY

	PLOT 1	PLOTS 2 - 6
System 6 Kitchen	•	•
Choice of kitchen unit colour *	•	•
Choice of Quartz worktop colour *	•	•
100mm Quartz upstands	•	•
Le Mans pull out corner unit	•	•
Internal 4 x draw system in tall larder	•	•
Neff - integrated slide and hide oven	•	•
Neff - integrated COMBI microwave	•	•
Neff - 80cm induction hob	•	•
Neff - integrated 70/30 fridge/freezer	•	•
Neff - integrated dishwasher	•	•
Neff - integrated warming drawer	•	•
Undermount sink with Boiling Tap	•	•
Caple single lever tap as standard to Utility	•	•
Quartz worktop and upstand to Utility	•	•
Undermount sink and tap to Utility	•	•
Wine Cooler	•	•

HEATING

	PLOT 1	PLOTS 2 - 6
Air source heat pump	•	•
Un-vented cylinder	•	•
Nu-heat Under floor heating throughout	•	•
Touch Programmable room thermostats for each room	•	•
Chrome electric towel rail in main bathrooms *	•	•
Neo hub so you can control your heating from your smart device	•	•

BATHROOM & EN-SUITE

	PLOT 1	PLOTS 2 - 6
Porcelanosa sanitaryware	•	•
Porcelanosa bar shower with rainfall head and handheld above bath with separate bath filler	•	•
Porcelanosa bar shower with rainfall head and hand held to en-suite	•	•
Porcelanosa Concealed shower valve - main bathroom and master en-suite**	•	•
Chrome flat towel rail with electrical element	•	•
Rimless toilets	•	•
Choice of luxury Porcelanosa tiles*	•	•
Porcelanosa Basin and Vanity unit	•	•
Low level walk in shower tray in en-suite	•	•
Wetroom walk in tray main bathroom	•	•
Free standing bath with wall mounted taps	•	•

INTERNAL FINISHES

	PLOT 1	PLOTS 2 - 6
All walls plastered	•	•
Smooth painted finish to ceilings and walls	•	•
Choice of paint colour for walls*	•	•
Brushed sockets to kitchen, white sockets to all other rooms	•	•
USB sockets†	•	•
TV and satellite points to all bedrooms and living rooms	•	•
Built in bluetooth speakers in kitchen and dining rooms	•	•
Smoke and carbon monoxide alarms	•	•
Architrave and skirting throughout	•	•
Choice of Internal doors*	•	•
Dressing room shelving & hanging space to master	•	•
Wardrobes with shelf and hanging rail to bedroom 2	•	•
Fully carpeted bedrooms, landing, study and lounge	•	•
Fully tiled floor downstairs kitchen dining hallway	•	•

EXTERNAL FINISHES

	PLOT 1	PLOTS 2 - 6
External walls rendered and painted (plot specific)	•	•
Turfed gardens and landscaped gardens	•	•
Large natural stone patio	•	•
External socket	•	•
Outside tap	•	•
External lights	•	•
Composite front doors	•	•
Resin driveways	•	•
Cast stone cills and heads	•	•
Brick built shed with electrical power	•	•
Shed base and composite shed to plot 2 only	•	•
Automated garage door to plots 3 - 6 only	•	•



*Choices and personalisation is dependant on the stage of construction. **Unless stated otherwise. †Kitchen and master only.

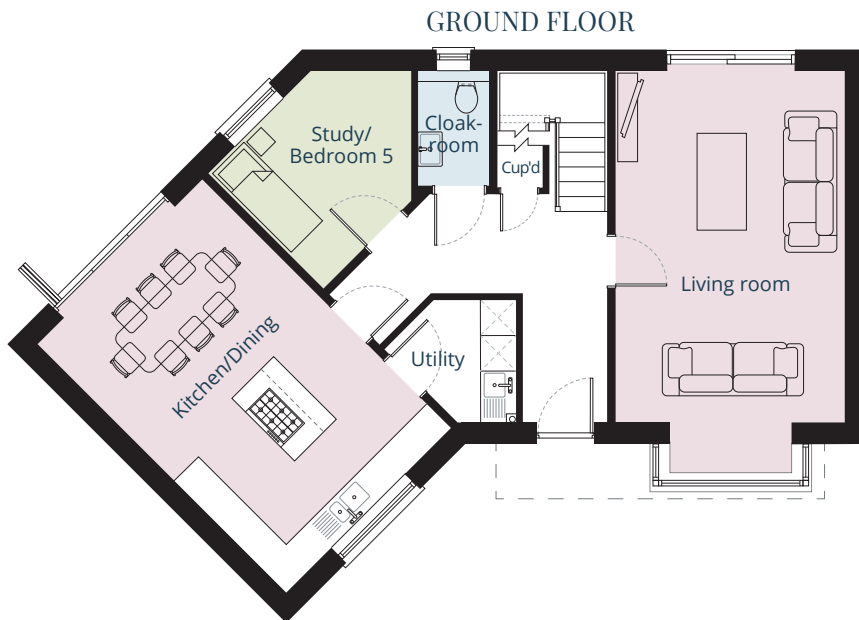
SPW Developments Ltd attempt to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished properties. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture. Elevations, materials, style and position of the windows and porches can all differ in the same house type from plot to plot. Customers should satisfy themselves with all dimensions and ensure they are aware of the detail and the finish provided in their specific plot before purchasing.



PLOT 1

THE HAWTHORNE

A five Bedroom detached, beautifully designed, spacious home. With over 1700 square feet of space across two floors there is plenty of space to make this home truly yours.



GROUND FLOOR	M	FT
Kitchen/Dining room	6.00 x 3.99	19' 8" x 13' 1"
Utility	2.11 x 1.81	6' 11" x 5' 11"
Study/Bedroom 5	3.61 x 2.80	11' 10" x 9' 2"
Living Room	6.00 x 3.93	19' 8" x 12' 11"
Cloakroom	1.99 x 1.24	6' 6" x 4' 1"

FIRST FLOOR	M	FT
Master Bedroom	3.92 x 2.71	12' 10" x 8' 11"
En-suite	3.20 x 1.66	10' 6" x 5' 5"
Dressing area	2.17 x 2.00	7' 1" x 6' 7"
Bedroom 2	3.99 x 2.96	13' 1" x 9' 9"
Bedroom 3	3.99 x 2.96	13' 1" x 9' 9"
Bedroom 4	2.99 x 2.49	9' 10" x 8' 2"
Bathroom	2.48 x 2.00	8' 2" x 6' 7"

Please talk to our sales team for plot specifics. All measurements have been taken at the longest/widest points in a room where possible.

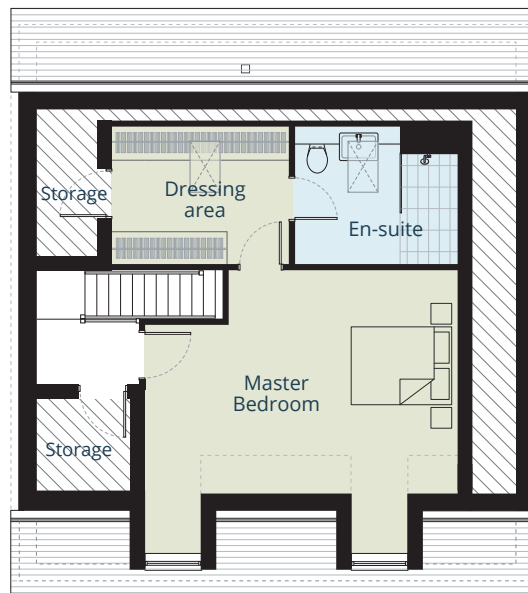


PLOT 2

THE MAPLE

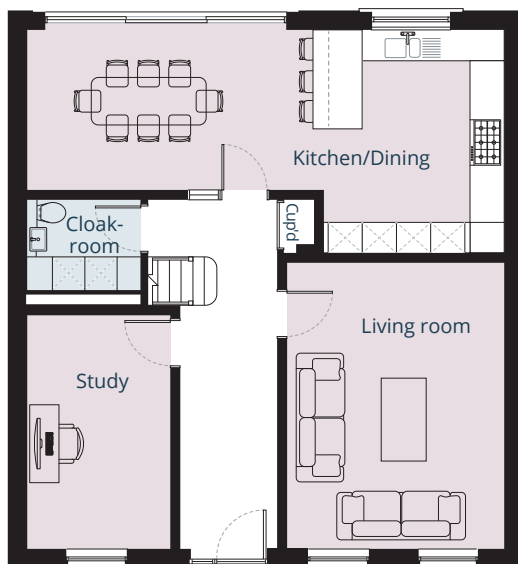
A luxurious home which has been elegantly designed to capture the natural light which highlights the home's exceptional finish and ample space. The home offers almost 2400 square feet of living space across three floors, featuring five generous bedrooms including a Master Bedroom situated on the second floor with a luxury en-suite and dressing room.

SECOND FLOOR

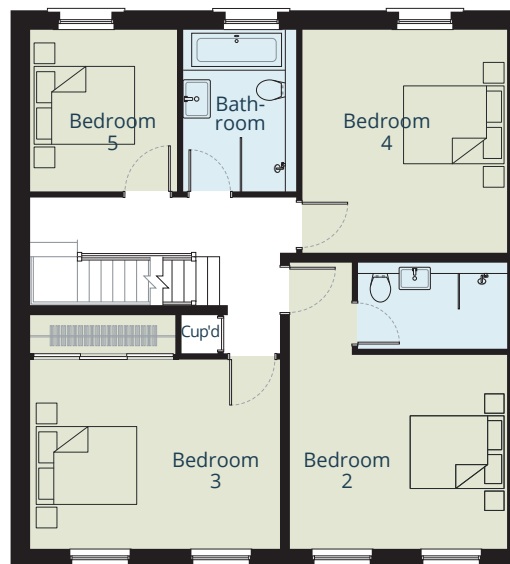


GROUND FLOOR	M	FT
Kitchen/Dining room	8.91 x 4.19	29' 3" x 13' 9"
Living room	5.36 x 4.08	17' 7" x 13' 5"
Study	4.39 x 2.70	14' 5" x 8' 10"
Cloakroom	2.15 x 1.70	7' 1" x 5' 7"

GROUND FLOOR



FIRST FLOOR



FIRST FLOOR

Bedroom 2	5.36 x 4.12	17' 7" x 13' 6"
En-suite	2.81 x 1.64	9' 3" x 5' 5"
Bedroom 3	4.69 x 4.39	15' 5" x 14' 5"
Bedroom 4	4.19 x 3.84	13' 9" x 12' 7"
Bedroom 5	3.04 x 2.76	10' 0" x 9' 1"
Bathroom	3.04 x 2.13	10' 0" x 7' 0"

SECOND FLOOR

Master Bedroom	5.83 x 4.26	19' 2" x 14' 0"
En-suite	3.05 x 2.58	10' 0" x 8' 6"
Dressing area	3.31 x 2.58	10' 10" x 8' 6"

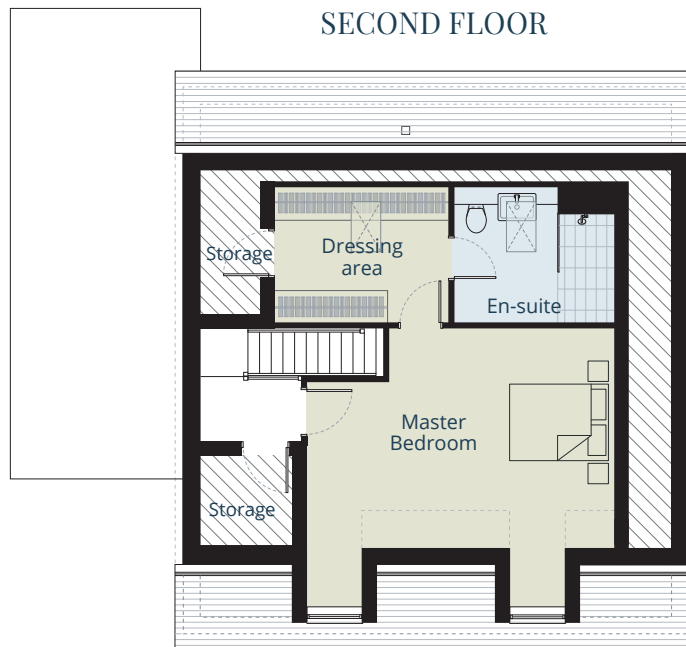
Please talk to our sales team for plot specifics. All measurements have been taken at the longest/widest points in a room where possible.



PLOTS 3 & 4

THE LARCH

These exquisite five-bedroom detached homes with single garages and separate utility room, span three floors. The traditional homes have been designed with deep windows and high ceilings which flood the 3000 square feet of living space with natural light maximising the bright and homely feel.



GROUND FLOOR	M	FT
Kitchen/Dining room	8.91 x 4.19	29' 3" x 13' 9"
Utility	2.94 x 2.54	9' 8" x 8' 4"
Living room	5.36 x 4.08	17' 7" x 13' 5"
Study	4.39 x 2.70	14' 5" x 8' 10"
Cloakroom	2.15 x 2.01	7' 1" x 6' 7"
Garage	5.61 x 2.94	18' 5" x 9' 8"



FIRST FLOOR	M	FT
Bedroom 2	5.36 x 4.12	17' 7" x 13' 6"
En-suite	2.81 x 1.64	9' 3" x 5' 5"
Bedroom 3	4.69 x 4.39	15' 5" x 14' 5"
Bedroom 4	4.19 x 3.84	13' 9" x 12' 7"
Bedroom 5	3.04 x 2.76	10' 0" x 9' 1"
Bathroom	3.04 x 2.13	10' 0" x 7' 0"

SECOND FLOOR	M	FT
Master Bedroom	5.83 x 4.62	19' 2" x 15' 2"
En-suite	3.05 x 2.58	10' 0" x 8' 6"
Dressing area	3.31 x 2.58	10' 10" x 8' 6"

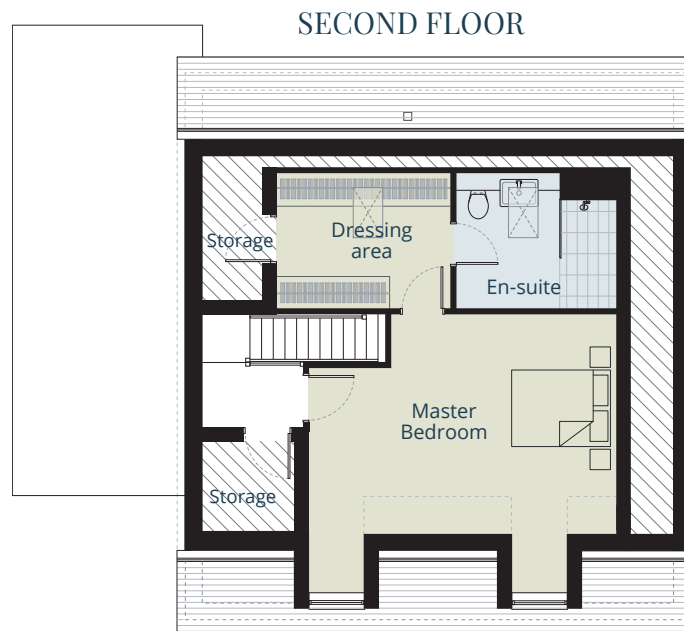
Plot 3 has been shown, plot 4 has a mirrored layout, please talk to our sales team for plot specifics. All measurements have been taken at the longest/widest points in a room where possible.



PLOTS 5 & 6

THE MULBERRY

An expertly designed home perfect for those seeking plenty of space to relax and enjoy family life. This three floor detached five bedroom home mirrors the design of The Larch. Bishopstone have designed these homes to use the space to create a multi-functional, flexible and useable living space.



GROUND FLOOR	M	FT
Kitchen/Dining room	8.91 x 4.19	29' 3" x 13' 9"
Utility	2.94 x 2.54	9' 8" x 8' 4"
Living room	5.36 x 4.08	17' 7" x 13' 5"
Study	4.39 x 2.70	14' 5" x 8' 10"
Cloakroom	2.15 x 2.01	7' 1" x 6' 7"
Garage	5.57 x 2.94	18' 3" x 9' 8"



FIRST FLOOR	M	FT
Bedroom 2	5.36 x 4.08	17' 7" x 13' 5"
En-suite	2.81 x 1.64	9' 3" x 5' 5"
Bedroom 3	4.69 x 4.39	15' 5" x 14' 5"
Bedroom 4	4.19 x 3.84	13' 9" x 12' 7"
Bedroom 5	3.04 x 2.76	10' 0" x 9' 1"
Bathroom	3.04 x 2.13	10' 0" x 7' 0"

SECOND FLOOR	M	FT
Master Bedroom	5.83 x 4.62	19' 2" x 15' 2"
En-suite	3.05 x 2.58	10' 0" x 8' 6"
Dressing area	3.31 x 2.58	10' 10" x 8' 6"

Plot 5 has been shown, plot 6 has a mirrored layout, please talk to our sales team for plot specifics. All measurements have been taken at the longest/widest points in a room where possible.

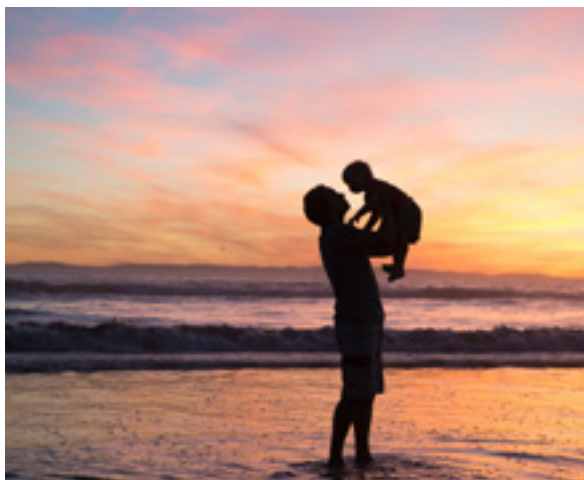


BISHOPSTONE

THE DEVELOPER

Bishopstone is an exclusive provider of luxury residential homes in Devon. The finest construction services for some of the most stunning developments. Discover homes that are expertly built with clever layout, to maximise space and boast elegant design.

When you buy your new home from us, Bishopstone Homes will assist you every step of the way. Our experience, knowledge and contacts are at your disposal. From assisting you to identifying mortgage lenders, to finding you a local conveyancing lawyer, we are there to put your mind at ease.



WARRANTY & PEACE OF MIND

We know that when choosing to buy a quality home your peace of mind in the years to come will be important. All homes come with a 10 year warranty. In addition, the high quality fittings come with the manufacturers warranties. To ensure that you settle in perfectly, your move into a home at Amberley Gardens will be accompanied by a personalised manual from Bishopstone Homes.

SUSTAINABLY SOURCED AND HAND-PICKED

Bishopstone Homes pride themselves as independent and local builders who source quality materials from elsewhere in the region wherever possible.

The cast stone architectural details are produced in nearby Paignton, the underfloor heating systems are supplied by well known Nu-Heat based in Honiton and the luxury kitchens are supplied by System six in Exeter.

Bishopstone use local tradesman and contractors who all share the same ethos an eye for detail.

The eco-credentials of the development as a whole are further improved with a

sophisticated air-sourced heat pump heating system which better supplies the underfloor heating than traditional gas central heating and is both more cost effective and environmentally friendly. The garages will have adequate power supply for retro-fitting a charging point for a vehicle but speak with the team if you're already an electric vehicle user so we can discuss creating a charging point for you from day one.







AMBERLEY GARDENS

Amberley Gardens, Kingsteignton, TQ12 3PJ

complete.

thoroughly good property agents

For more information
contact Complete Property:

01626 362 246

amberleygardens@completeproperty.co.uk



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