



OSBORNE GARDENS
P H A S E 2

STICKLEPATH, BARNSTAPLE





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PHASE 2

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The properties at Osborne Gardens are quietly tucked away on the edge of the popular residential area of Sticklepath, but within walking distance of its many amenities, including Sainsbury's, Boots Pharmacy, Roundswell Business and Retail Parks, local pub, post office and local shop, and a number of takeaway restaurants.

Barnstaple town centre is just over 1 mile away and offers a more extensive range of amenities, including a traditional pannier market which holds a general market on Tuesdays, Fridays and Saturdays. Craft and antique markets are also held on Mondays, Wednesdays and Thursdays.

Good local schools cater for children of all ages. Located in Sticklepath is the Sticklepath Community School for children aged from five to eleven, and

The North Devon College/Petroc which provides higher/further education. Two secondary schools are located in Barnstaple.

Good public transport facilities are available with regular bus services from Sticklepath to Barnstaple and Bideford, and mainline rail link from Barnstaple train station to Exeter. The nearby A361 provides access to the M5 motorway at junction 27 (Tiverton) to destinations further afield.







About Chichester Developments

Founded in 1993 on the simple principle of building quality homes located in desirable locations in North Devon, 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 take pride in its developments and have maintained an excellent reputation and record with NHBC and LABC. In the past 4 years, we have been highly commended by LABC on three different developments, Jubilee Close; Great Torrington, Sandringham Gardens; Barnstaple and Greenway Drive; Golf Links Road, Westward Ho!



The Willow



Plots 36 & 37 (handed)

The Willow is a delightful two bedroom home.

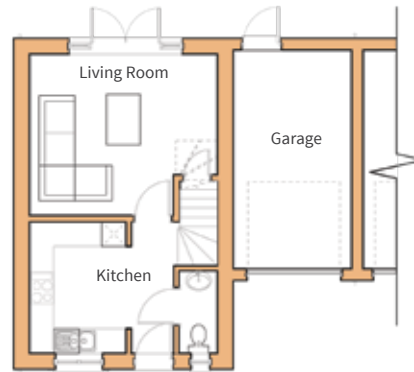
The ground floor accommodation comprises a kitchen and lounge with patio door opening out onto the enclosed rear garden.

There are two bedrooms and a family bathroom to the first floor.

There is a single garage and parking.

Living room	4500mm x 3900mm max (14' 9" x 12' 9" max)
Kitchen	2350mm x 3200mm (7' 8" x 10' 6")
Garage	2850mm x 5300mm (9' 4" x 17' 4")
Bedroom 1	3800mm max x 3200mm (12' 5" max x 10' 6")
Bedroom 2	2250mm x 3100mm (7' 4" x 10' 2")
Bathroom	2150mm x 2000mm (7' 1" x 6' 6")

65m² (700 sq ft) excluding garage



Ground Floor



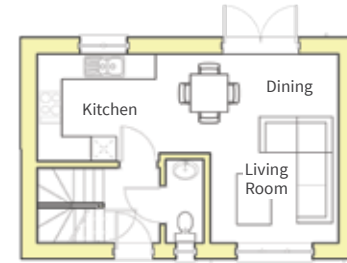
First Floor



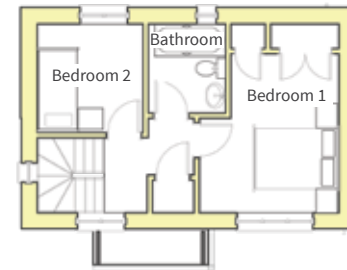
Image is indicative of style of property



Image is indicative of style of property



Ground Floor



First Floor

The Laurel

Plot 85

The Laurel is a lovely two bedroom house with open plan kitchen dining and lounge.

The ground floor accommodation comprises an open plan kitchen/dining room and lounge. Patio doors lead into the good sized garden.

The first floor has two bedrooms and a family bathroom.

There is a detached single garage and parking.

Kitchen/dining/living room

7200mm max x 4500mm max
(23' 7" max x 14' 9" max)

Bedroom 1 3350mm max x 3800mm max
(10' 11" max x 12' 5" max)

Bedroom 2 2550mm x 2600mm (8' 4" x 8' 6")

Bathroom 1850mm x 2150mm (6' 0" x 7' 0")

66m² (710 sq ft)



The Chestnut

Plots 81 & 86

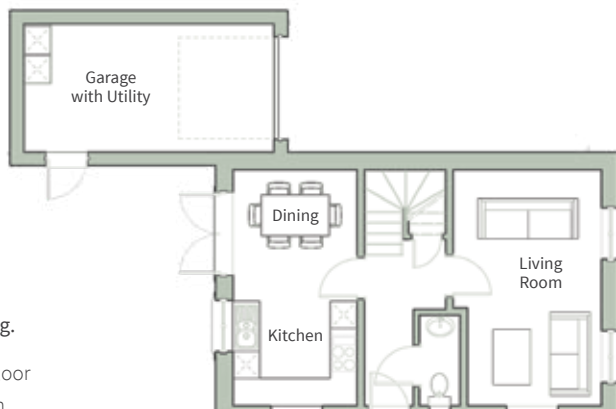
The Chestnut is a three bedroom house with single garage and parking.

The accommodation on the ground floor comprises a kitchen/dining room with patio leading to the generous sized garden, lounge and cloakroom.

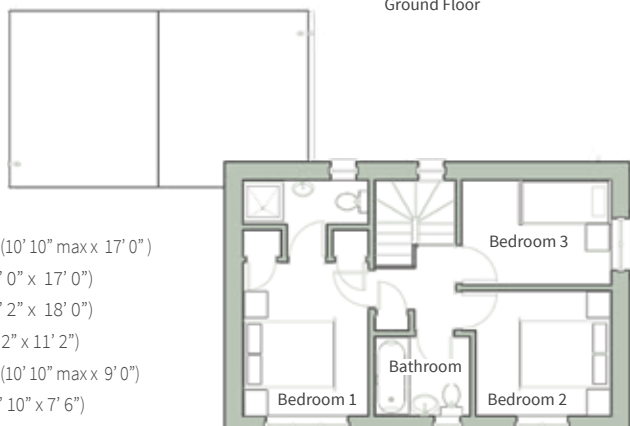
The first floor offers a master bedroom with ensuite, two further bedrooms and a family bathroom.

Living room	3300mm max x 5200mm (10' 10" max x 17' 0")
Kitchen/dining	2750mm x 5200mm (9' 0" x 17' 0")
Garage/utility	2800mm x 5500mm (9' 2" x 18' 0")
Bedroom 1	2800mm x 3400mm (9' 2" x 11' 2")
Bedroom 2	3300mm max x 2750mm (10' 10" max x 9' 0")
Bedroom 3	3300mm x 2300mm (10' 10" x 7' 6")
Bathroom	2100mm x 1750mm (6' 10" x 5' 9")

84m² (904 sq ft) excluding garage



Ground Floor



First Floor



Image is indicative of style of property



Image is indicative of style of property



Ground Floor



First Floor

The Ash



Plot 84

The Ash is a lovely detached three bedroom home with an integral garage and parking.

The ground floor comprises a kitchen/dining room with patio doors opening out onto the garden, good-sized lounge and cloakroom.

The first floor offers a master bedroom with ensuite, two further bedrooms and family bathroom.

Living room	3150mm x 4050mm (10' 4" x 13' 3")
Kitchen/dining	5400mm x 2800mm (17' 8" x 9' 2")
Garage/utility	2800mm x 5500mm (9' 2" x 18' 0")
Bedroom 1	3450mm x 2950mm max (11' 3" x 9' 8" max)
Bedroom 2	2850mm x 2750mm (9' 2" x 9' 0")
Bedroom 3	2800mm x 4700mm (9' 2" x 15' 5")
Bathroom	2450mm x 2000mm max (8' 0" x 6' 6" max)

93m² (1001 sq ft) excluding garage



The Sycamore

Plots 35, 38, 82, 87 & 88

The Sycamore is a spacious detached three bedroom family home with single garage* and parking

The ground floor accommodation comprises a spacious lounge with patio doors onto the garden, a kitchen/dining room and cloakroom.

The first floor offers a master bedroom with ensuite, two further bedrooms and bathroom.

Living room	5550mm x 3300mm (18' 0" x 10' 10")
Kitchen/dining	3110mm x 4800mm (10' 2" x 15' 9")
Garage/Utility	2850mm x 5600mm (9' 4" x 18' 4")
Bedroom 1	3150mm x 3450mm max (10' 4" x 11' 3" max)
Bedroom 2	3150mm x 3050mm (10' 4" x 10' 0")
Bedroom 3	2250mm x 3300mm (7' 4" x 10' 10")
Bathroom	2250mm x 2000mm (7' 4" x 6' 6")

96m² (1033 sq ft) excluding garage

*Except plot 35

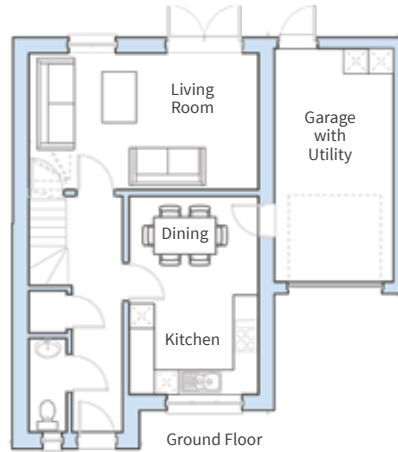
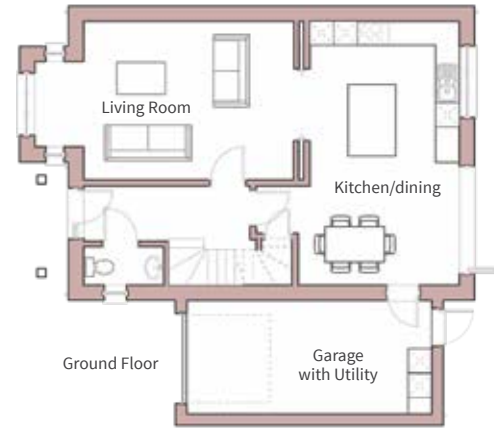


Image is indicative of style of property



Image is indicative of style of property



The Oak

Plot 83

The Oak is a superb four bedroom detached family home with single garage and parking.

The ground floor comprises a large kitchen/dining room with patio doors onto the garden, a spacious lounge and cloakroom. There is space at the rear of the garage for a washing machine and tumble dryer.

The first floor offers a master bedroom with ensuite, three further bedrooms and family bathroom.

Living room	4000mm x 6550mm max (13' 2" x 21' 6" max)
Kitchen/dining	6650mm x 5150mm max (21' 9" x 16' 10" max)
Garage/utility	2900mm x 6200mm (9' 6" x 20' 4")
Bedroom 1	3200mm x 4950mm max (10' 6" x 16' 3" max)
Bedroom 2	3150mm x 4100mm (10' 4" x 13' 5")
Bedroom 3	3400mm x 3650mm max (11' 2" x 11' 11" max)
Bedroom 4	2200mm x 2900mm max (7' 2" x 9' 6" max)
Bathroom	2050mm x 2100mm (6' 8" x 6' 10")

131m² (1410 sq ft) excluding garage







SPECIFICATION

Each home at Osborne Gardens has been thoughtfully designed to provide superior comfort and style, with well designed living spaces constructed to high energy efficiency standards for lower running costs.

Kitchen

- Fitted kitchen with choice of door, duropal worktops, upstands and handles*
- Schock inset one & half bowl sink with mixer taps
- Coloured glass splashback to cooker hood*
- Built in electric single oven, ceramic hob and electric hood
- Double oven (4 bed units only)
- Integrated 50/50 fridge freezer
- Integrated dishwasher (3 & 4 bed units only)
- Removable unit with plumbing for dishwasher (2 bed units)**

Bathroom, Ensuite (where applicable) and Cloakroom

- Stylish fitted vanity furniture with white sanitaryware
- Chrome Vado taps
- Thermostatic shower over bath with screen
- Soft close toilet seat
- Full height tiling around bath & shower area, half height elsewhere finished with chrome edging (Bathroom and ensuite only)*
- Floor tiles from a selected range (Bathroom and ensuite only)*
- Chrome dual fuel heated towel rail
- Extractor fans
- Shaver socket

Electrical

- Fibre Optic availability
- BT socket in lounge and master bedroom
- TV point in lounge, kitchen and all bedrooms
- USB socket in lounge, kitchen and all bedrooms
- White socket and light switch plates**
- Mains smoke detector with battery back up
- Electric door bell push and chime
- External lighting to front and rear
- Plumbing and electrics for washing machine

Decoration

- Contemporary white painted doors with chrome lever handles
- Walls and smooth ceilings finished in classic white emulsion**
- Internal woodwork in white gloss wood

Energy Efficiency, Heating and Insulation

- Roof mounted high-efficiency PV panels
- Gas fired condensing boiler
- Underfloor heating to ground floor and radiators with thermostatic controls to first floor
- Cavity wall and loft insulation installed to Building Control Standards

External

- Extensive slabbed areas including patio, pathway and steps
- Front and rear gardens fully turfed with landscape planting to selected areas
- Close boarded timber fencing to rear/ side boundaries
- Outside tap to rear of property

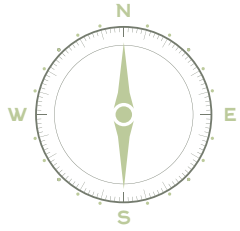
* dependent upon build stage

** upgrades available

All photography of appliances and finishes are typical of Osborne Gardens specification.

Disclaimer: Whilst these particulars have been prepared with due care, for the convenience of interested purchasers, the information is intended as a preliminary guide only. The right is expressly reserved by Chichester Developments to amend or vary same, and therefore, nothing contained herein shall substitute or form part of any contract. Room sizes are believed to be accurate to within 4cm although these are given as an approximated guide only. Elevations, materials, style and position of the windows and porches can all differ in the same house type from plot to plot. Kitchen and bathroom layouts and all images used are indicative only.











OSBORNE GARDENS PHASE 2

STICKLEPATH, BARNSTAPLE



-  **The Willow**
2 Bed House
65m² (700 sq ft)
-  **The Laurel**
2 Bed House
66m² (710 sq ft)
-  **The Chestnut**
3 Bed House
84m² (904 sq ft)
-  **The Ash**
3 Bed House
93m² (1001 sq ft)
-  **The Sycamore**
3 Bed House
96m² (1033 sq ft)
-  **The Oak**
4 Bed House
131m² (1410 sq ft)

How to find us

From Barnstaple Square, take the B3233 passing over the Long Bridge. At the first roundabout, take the third exit and continue on B3233. At the next roundabout (where you will see stone sculptures), take the second exit, remaining on B3233 (Sticklepath Hill) and sign posted Sticklepath. At the top of Sticklepath Hill take the first exit off the roundabout onto the Old Torrington Road. Follow the Old Torrington Road for approximately 1 mile, Osborne Gardens will be found on the left hand side.



webbers



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