



ANCHORWOOD VIEW
BARNSTAPLE

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. Over the past 6 years, we have been highly commended by LABC on a variety of developments, including Jubilee Close, Great Torrington, Sandringham Gardens, Barnstaple, Greenway Drive, Westward Ho! and Easterly Park, Braunton.



ANCHORWOOD VIEW
BARNSTAPLE

▼ Current view from
the development site



ANCHORWOOD VIEW

Anchorwood View is a delightful development of 24 open market, two, three and four bedroom detached bungalows, built to Chichester Developments high standard specification.

The properties at Anchorwood View are quietly tucked away on the edge of the popular residential area of Sticklepath, but within walking distance of its many amenities.

All properties will be able to enjoy the large area of open space to the north

of the development, and a number of the properties will benefit from stunning views across the Taw estuary and famous Tarka Trail to Ashford and beyond.

Barnstaple town centre is just over 1 mile away and offers an extensive range of amenities, including 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.

THE ROBIN

PLOTS 1, 2, 6, 19, 20, 21, 29, 30 & 31
(20 & 29 HANDED)

The Robin is a delightful two bedroom bungalow.

There is a generous open plan kitchen dining living room, with bi-fold doors opening out onto the enclosed rear garden. The main bedroom has an en-suite and built in wardrobes. There is a large second bedroom with built in wardrobes, good sized main bathroom and storage in the hallway.

There is an attached single garage with utility space at the rear, and at least one parking space.



Room sizes are indicative only. Images and floor plans for identification purposes only.
External finishes may vary from plot to plot.



Living room / Kitchen / Dining:
7450mm^l x 5530mm (24' 5" x 18' 1")

Bedroom 1: 3490mm x 3070mm^l (11' 5" x 10' 1"^l)

Ensuite: 1920mm x 1640mm (6' 4" x 5' 5")

Bedroom 2: 3740mm x 3670mm (12' 3" x 10' 1")

Bathroom: 2020mm x 1920mm (6' 8" x 6' 4")

Garage / Utility: 6450mm x 3120mm (21' 2" x 10' 3")

83m² (892 sq ft) | ^lMaximum | ^lMinimum



Living room: 5680mm x 5050mm (18' 8" x 16' 7")

Kitchen / Dining:

6330mm x 3690mm[†] 5050mm[†] (20' 9" x 12' 1"[†])

Bedroom 1: 3640mm[†] x 3160mm (11' 11"[†] x 10' 4")

Ensuite: 2500mm x 1730mm (8' 2" x 5' 8")

Bedroom 2: 3750mm x 2900mm[†] (12' 4" x 9' 6"[†])

Bedroom 3: 2840mm x 2400mm (9' 4" x 7' 10")

Bathroom: 2500mm x 2220mm (8' 2" x 7' 3")

Garage / Utility: 6570mm x 3310mm (21' 7" x 10' 10")

127m² (1373 sq ft) | [†]Maximum | [†]Minimum



THE WREN

PLOTS 7, 8, 9, 11, 12, 13, 14, 15, 16, 17 & 18

The Wren is a lovely three bedroom bungalow.

There is a large kitchen diner, with double doors leading through to the living room which has a vaulted ceiling. Doors from both the kitchen diner and living room lead to the enclosed garden. The main bedroom has a walk in wardrobe and en-suite. There are two further bedrooms, one with built in wardrobes, a family bathroom and large cupboard in the hallway.

There is an attached single garage with utility space at the rear, and all plots have at least one parking space.

Plots 11 to 18 enjoy stunning views across to Ashford and beyond.



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THE CHAFFINCH

PLOTS 3 & 5 (5 HANDED)

The Chaffinch is a spacious three bedroom bungalow with detached double garage.

There is a large kitchen diner with doors leading to the secluded south facing garden. The living room also has French doors to the garden. The main bedroom has an en-suite and built in wardrobes. There are two further bedrooms, one with built in wardrobes, a family bathroom and two cupboards in the hallway.

As well as a detached double garage, there is ample parking.



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Living room: 4520mm x 3800mm (14' 10" x 12' 6")

Kitchen / Dining: 7830mm x 4740mm (25' 8" x 15' 7")

Utility: 3290mm x 2050mm (10' 9" x 6' 9")

Bedroom 1: 4520mm x 3090mm (14' 10" x 10' 2")

Ensuite: 3290mm x 1700mm (10' 9" x 5' 7")

Bedroom 2: 4410mm x 2830mm (14' 6" x 9' 4")

Bedroom 3: 4410mm x 2720mm (14' 6" x 8' 11")

Bathroom: 3210mm x 2180mm (10' 6" x 7' 2")

136m² (1463 sq ft) | [†]Maximum | [‡]Minimum



Living room: 4570mm x 4220mm (15' 0" x 13' 10")

Kitchen / Dining: 7710mm x 4480mm (25' 3" x 14' 8")

Bedroom 1: 4520mm x 2790mm (14' 10" x 9' 2"[†])

Ensuite: 2670mm x 2000mm (8' 9" x 6' 7")

Bedroom 2: 4460mm x 2830mm (14' 8" x 9' 3")

Bedroom 3: 3050mm[‡] x 2600mm[‡] (10' 0" x 8' 6"[‡])

Bedroom 4: 3290mm x 2770mm (10' 9" x 9' 1")

Bathroom: 3030mm x 2310mm[‡] (9' 11" x 7' 7"[‡])

Utility: 1660mm x 1870mm (5' 5" x 6' 2")

Garage: 6020mm x 5840mm (19' 9" x 19' 2")

146m² (1576 sq ft) | [†]Maximum | [‡]Minimum



THE GREENFINCH

PLOT 4

The Greenfinch is a spacious four bedroom bungalow with attached double garage.

There is a large kitchen diner with partial vaulted ceiling, and doors leading to the secluded south facing garden. The living room also has French doors to the garden. The main bedroom has an en-suite and built in wardrobes. There are three further bedrooms, one with built in wardrobes, a family bathroom, utility room (leading to the double garage) and two cupboards in the hallway.

As well as a detached double garage, there is ample parking.



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THE GOLDFINCH

PLOT 10

The Goldfinch is a one-off large four bedroom bungalow.

There is a generous kitchen diner snug with French doors leading to the secluded south and west facing garden. The snug area has a vaulted ceiling. Double doors lead from the kitchen diner to the living room. The living room also has bi-fold doors to the garden. Views from the garden extend across to Ashford and beyond. The main bedroom has an en-suite and built in wardrobes. There are three further bedrooms, one with built in cupboard, a family bathroom, utility room and large cupboard in the hallway.

As well as a detached double garage, there is ample parking.



Room sizes are indicative only. Images and floor plans for identification purposes only. External finishes may vary from plot to plot.



Living room: 4860mm x 4150mm[†] (15' 11" x 13' 7")

Kitchen / Dining / Snug: 9410mm[†] x 7640mm (30' 10" x 25' 0")

Utility: 2350mm[†] x 2100mm (7' 8" x 6' 11")

Bedroom 1: 5420mm[†] x 3450mm (17' 9" x 11' 4")

Ensuite: 3440mm x 1770mm (11' 3" x 5' 10")

Bedroom 2: 4350mm x 2660mm (14' 3" x 8' 9")

Bedroom 3: 4350mm x 2650mm (14' 3" x 8' 8")

Bedroom 4: 3440mm x 2410mm (11' 3" x 7' 11")

Bathroom: 3660mm[†] x 1990mm (12' 0" x 6' 6")

Garage: 5860mm x 5740mm (19' 3" x 18' 10")

180m² (1935 sq ft) | [†]Maximum | [‡]Minimum

SPECIFICATION

Each home at Anchorwood View 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 and handles *
- Silestone/quartz worktops *
- Inset one & half bowl sink with mixer taps
- Coloured glass splashback to cooker hood
*(where applicable) **
- Built in electric single oven, combo oven with microwave, ceramic hob and electric hood*
- Integrated fridge freezer
- Integrated dishwasher
- Sink to utility area/room

BATHROOM, ENSUITE (WHERE APPLICABLE)

- Stylish fitted vanity furniture with white sanitaryware
- Chrome taps
- Thermostatic shower over bath with screen
(where applicable)
- Soft close toilet seat
- Half height wall tiling from a selected range
*(upgrade available) **
- Floor tiles from a selected range *(bathroom & ensuite only) **
- Chrome electric heated towel rail *(bathroom & ensuite only)*
- Extractor fans
- Shaver socket *(upgrade available to toothbrush charger for Oral B or Braun brands)*

ELECTRICAL

- CAT5 data point to living room and master bedroom
(optional extra - additional points to other rooms available prior to first fix)
- BT socket to living area and master bedroom
- TV point in living area and all bedrooms
- USB socket in living area and all bedrooms
- White sockets and switches in all rooms
- Mains smoke detector with battery back up
- Electric doorbell push & chime
- External lighting to front and rear
- Plumbing and electrics for washing machine
- Electric garage door
- External power socket
- Wireless Intruder Alarm *(spur provided as standard)*
- Electric Car Charging Point *(spur provided as standard)*
- Flooring
- Bathroom extras*
- Kitchen extras*

DECORATION

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

ENERGY EFFICIENCY, HEATING & INSULATION

- Roof mounted high-efficiency PV panels
- Gas fired condensing boiler
- Underfloor heating
- 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 side boundaries
- Outside tap

OTHER OPTIONAL EXTRAS

* dependent upon build stage

Please see each house type for further details.

All photography of appliances and finishes are typical of Anchorwood View 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.



SITE PLAN





HOW TO FIND US

Proceed from Barnstaple Square over the Long Bridge on the A3125. At the roundabout take the 3rd exit and stay on A3125. At the roundabout take the 2nd exit onto Sticklepath Hill. At the small roundabout take the 2nd exit and continue in the direction of Bideford. At the Cedars Roundabout take the 2nd exit and then the first turning on the right hand side into Ellerslie Road. Follow this road and just after the right hand bend turn left into Oakland Park South. Take the 2nd turning on your left and Anchorwood View will be found at the end of the cul de sac.





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