



Buckleigh Meadows is a development of 117 properties to be built over three phases and includes a range of two, three, four and five bedroom homes.

The properties are constructed in a traditional manner with brick, render and weather boarding to the external elevations and a slate roof. Internally, the houses have excellent room proportions and are finished to a high crisp, modern specification.

Within the development there are areas of public open space, walkways/cycle track and an equipped play area.



## ABOUT CHICHESTER DEVELOPMENTS

Founded in 1993 on the simple principle of building quality homes in desirable locations, 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 takes pride in its developments and has maintained an excellent reputation and record with NHBC and LABC.





## THE PLOVER

This two bedroom property comprises an open plan kitchen/dining room and lounge with French doors leading into the garden. The first floor has two bedrooms and a family bathroom.

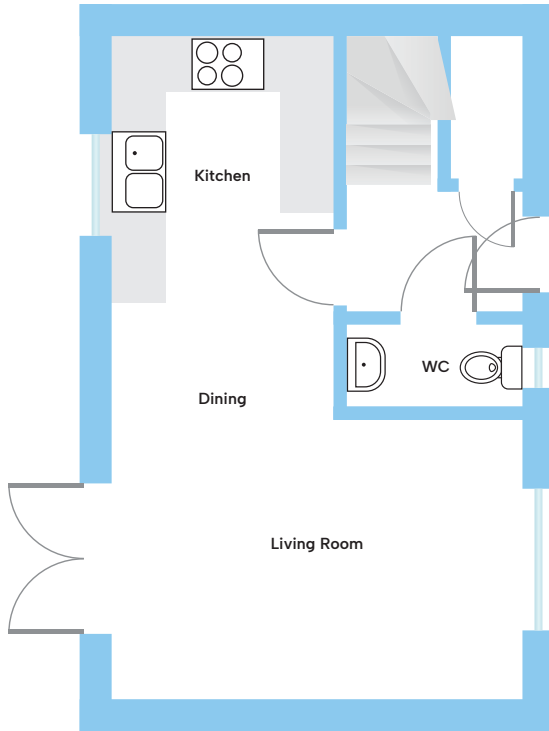
Single garage and parking for two vehicles.



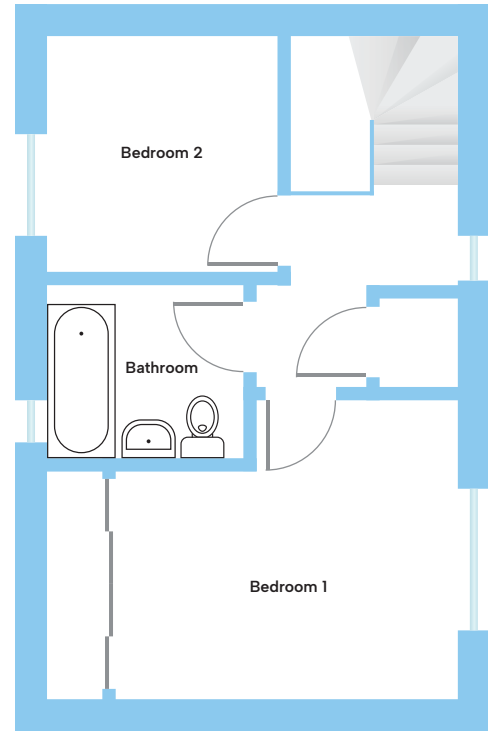
# THE PLOVER

PLOT 102 (handed)  
PLOT 109

GROUND FLOOR



FIRST FLOOR



**Kitchen / Dining / Living Room** 7.38m max x 4.57m max

**Bedroom 1** 3.85m max x 3.37m max (*exc. wardrobe space*)

**Bedroom 2** 2.65m x 2.55m

**Bathroom**

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## THE SANDPIPER

This two bedroom property comprises a kitchen and lounge/ diner with French doors opening out into the garden. There are two bedrooms and a family bathroom on the first floor.

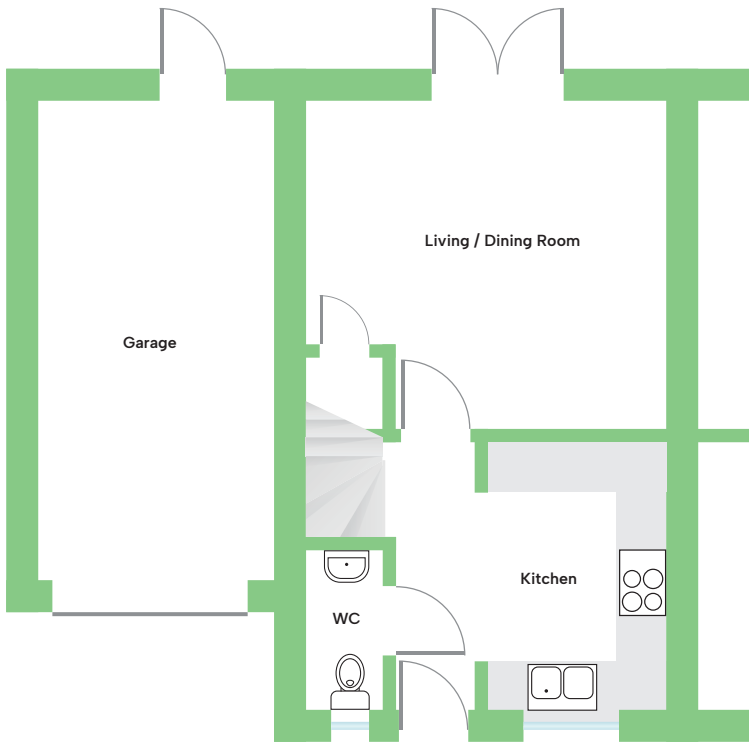
Single garage to plots 45, 46, 103 & 108. All plots have two parking spaces.



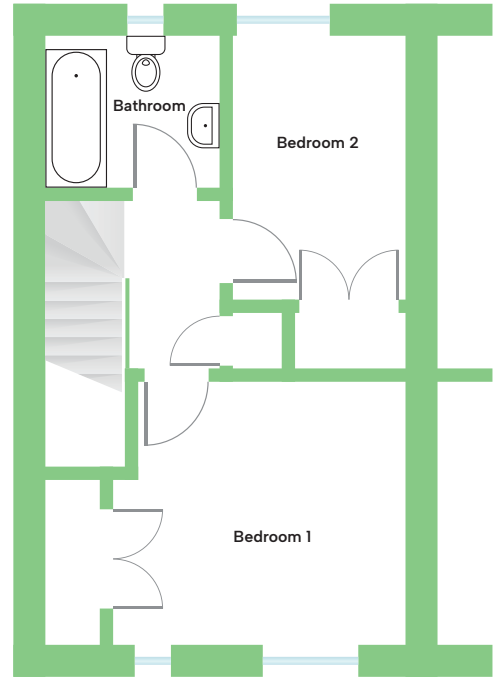
# THE SANDPIPER

PLOTS 45, 47, 89, 91, 103 & 107 (handed)  
PLOTS 46, 48, 90, 92, 104 & 108

GROUND FLOOR



FIRST FLOOR



**Living / Dining Room**

4.42m max x 3.04m

**Kitchen**

3.33m x 2.22m

**Bedroom 1**

3.64m max x 3.23m (*exc. wardrobe space*)

**Bedroom 2**

3.16m x 2.14m

**Bathroom**

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## THE WARBLER

This three bedroom property comprises a spacious lounge with French doors opening into the garden, a kitchen/dining room, utility cupboard and cloakroom. The first floor offers a master bedroom with ensuite, two further bedrooms and a bathroom.

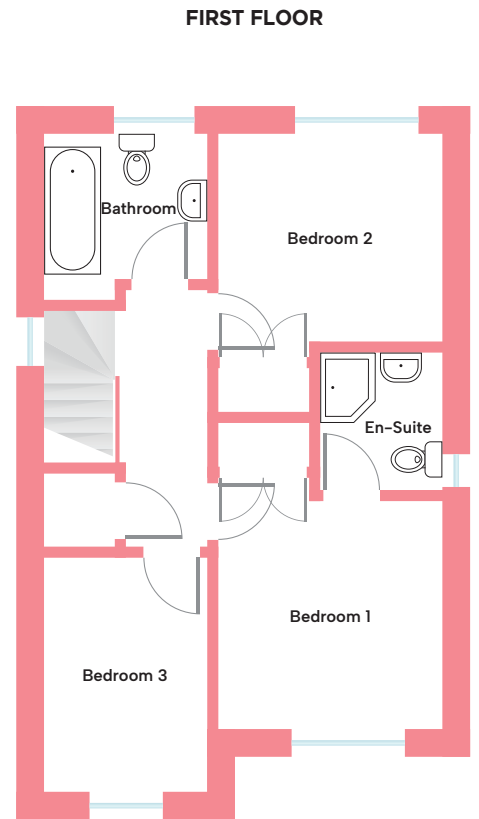
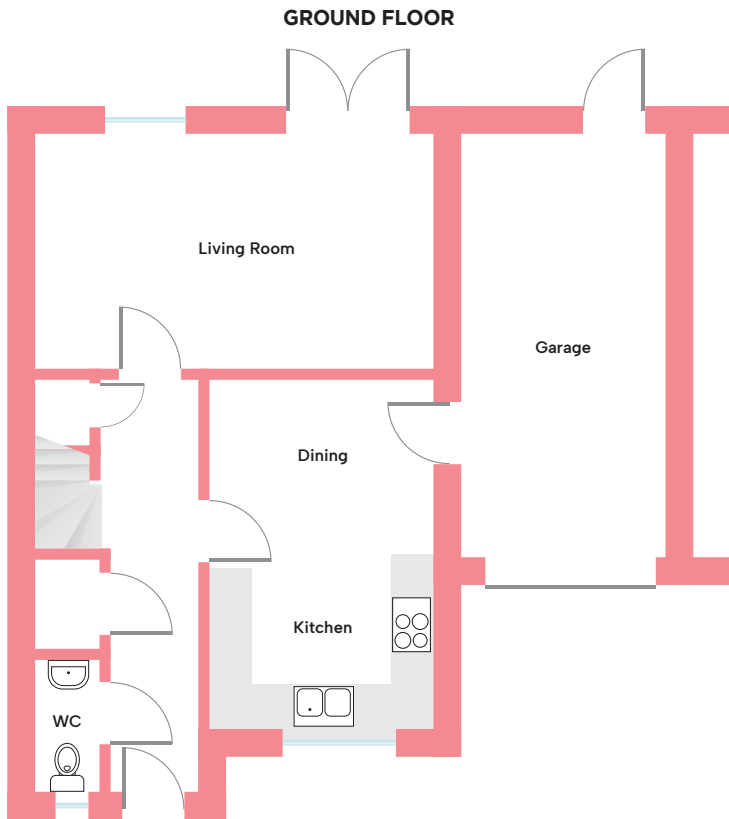
Single garage to all plots, and parking for two vehicles.





# THE WARBLER

PLOTS 43, 44, 84, 116 & 117 (handed)  
PLOT 83



<b>Living Room</b>	5.58m x 3.30m
<b>Kitchen / Dining Room</b>	4.89m x 2.90m
<b>Utility Cupboard</b>	
<b>Bedroom 1</b>	3.19m x 2.91m ( <i>exc. wardrobe space</i> )
<b>En-suite</b>	
<b>Bedroom 2</b>	3.18m x 2.94m ( <i>exc. wardrobe space</i> )
<b>Bedroom 3</b>	3.30m x 2.32m
<b>Bathroom</b>	

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## THE MANDARIN

This three bedroom property comprises a kitchen/diner with French doors opening into the garden, a spacious lounge and cloakroom. The first floor has a master bedroom with ensuite, two further bedrooms and a family bathroom.

Single garage to all plots and parking for two vehicles.

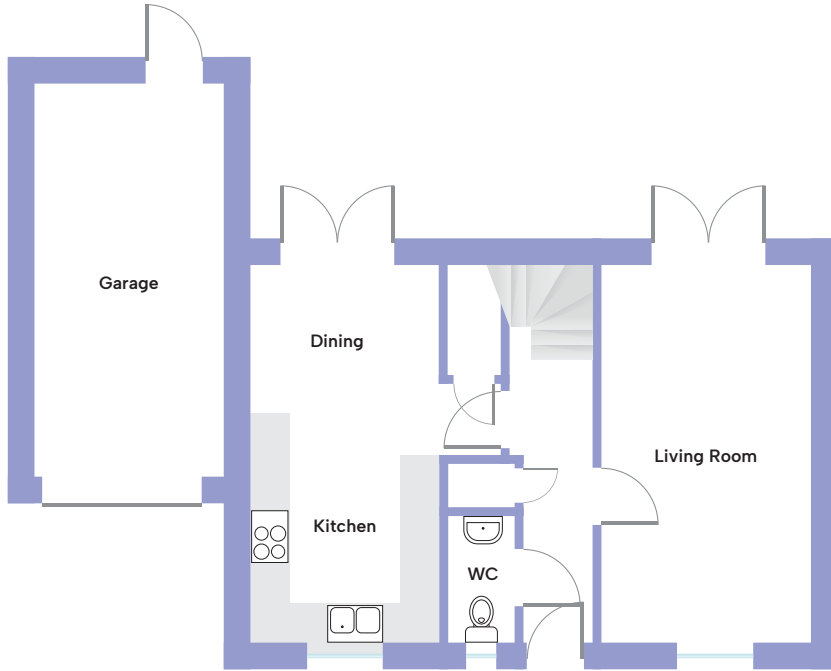




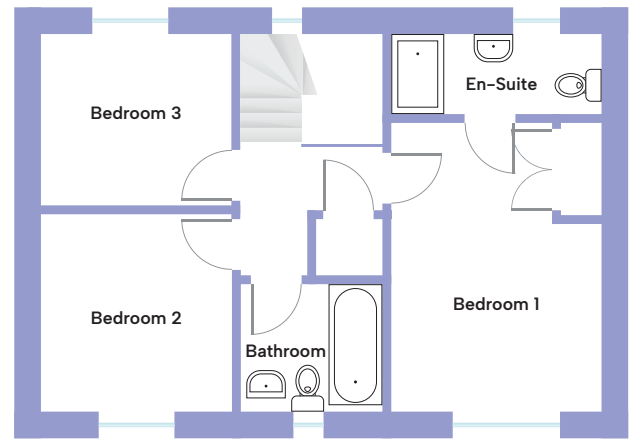
# THE MANDARIN

PLOT 87  
PLOTS 95 & 97 (handed)

GROUND FLOOR



FIRST FLOOR



<b>Living Room</b>	5.70m x 3.15m
<b>Kitchen / Dining Room</b>	5.70m x 2.86m
<b>Bedroom 1</b>	4.37m x 3.18m ( <i>exc. wardrobe space</i> )
<b>En-suite</b>	
<b>Bedroom 2</b>	3.00m x 2.88m
<b>Bedroom 3</b>	2.88m x 2.60m
<b>Bathroom</b>	

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## THE CURLEW

This three bedroom property comprises a living/dining room with French doors opening into the garden, kitchen and cloakroom. The first floor has a master bedroom with ensuite, two further bedrooms and a family bathroom.

Single garage to all plots and parking for two vehicles.

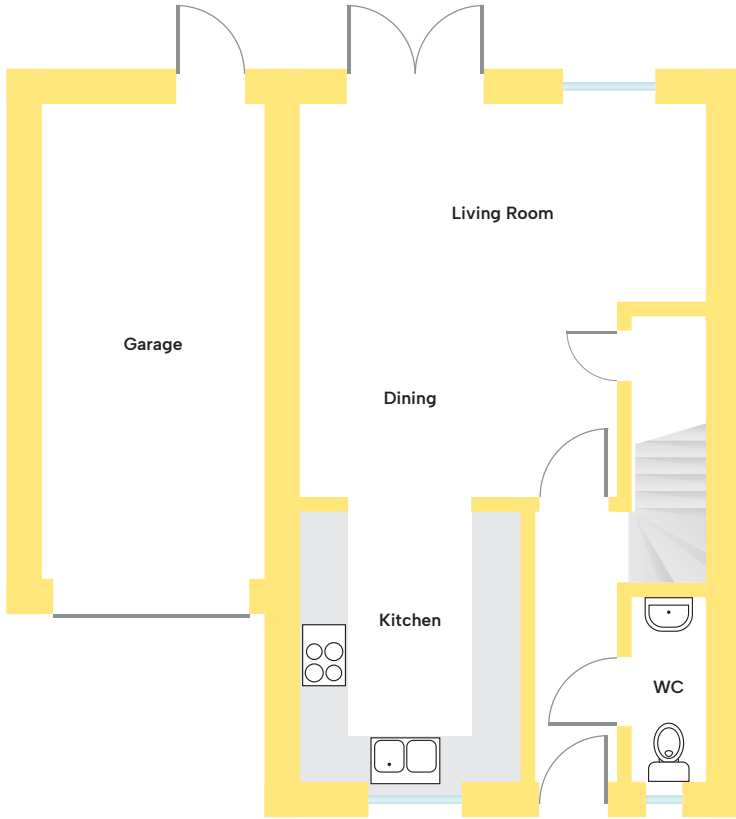




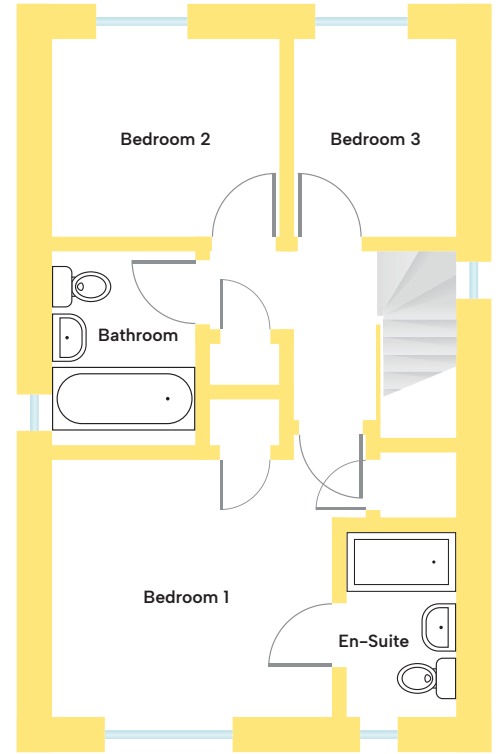
# THE CURLEW

PLOTS 94, 96, 99, 105 & 110  
PLOTS 93, 100, 106 & 111 (handed)

GROUND FLOOR



FIRST FLOOR



<b>Living / Dining Room</b>	5.02m max x 4.89m max
<b>Kitchen</b>	3.41m x 2.76m
<b>Bedroom 1</b>	3.49m x 3.23m ( <i>exc. wardrobe space</i> )
<b>En-suite</b>	
<b>Bedroom 2</b>	2.84m x 2.54m
<b>Bedroom 3</b>	2.54m x 2.10m
<b>Bathroom</b>	

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## THE TEAL

This four bedroom property comprises a large kitchen/diner with utility cupboard and French doors opening into the garden, a spacious lounge and cloakroom. The first floor offers a master bedroom with ensuite, three further bedrooms and family bathroom.

Single garage to all plots, and parking for two vehicles.

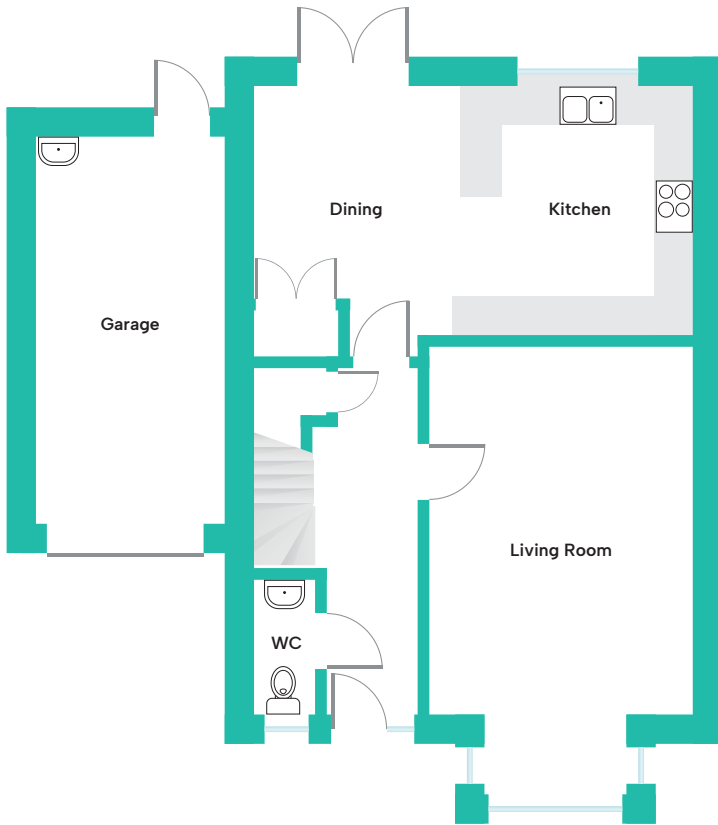




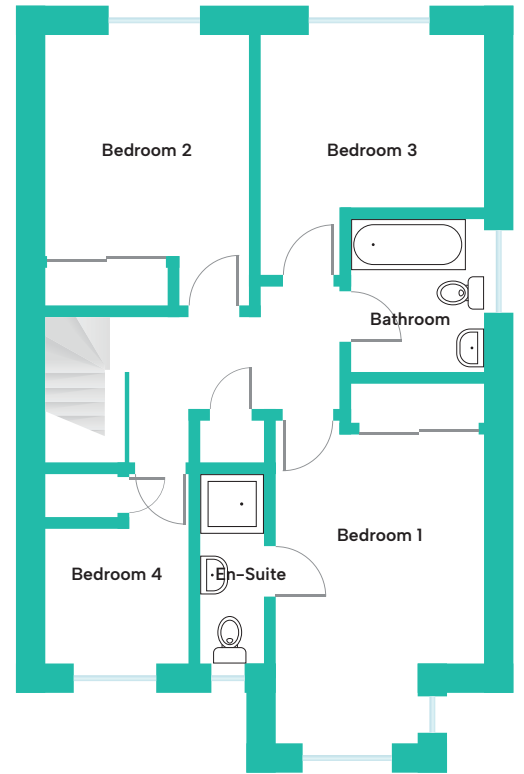
# THE TEAL

PLOTS 98, 101 & 113 (handed)

GROUND FLOOR



FIRST FLOOR



<b>Living Room</b>	5.60m (plus bay) x 4.05m
<b>Kitchen / Dining Room</b>	6.71m x 3.82m
<b>Bedroom 1</b>	3.48m ( <i>plus bay</i> ) x 3.22m ( <i>exc. wardrobe space</i> )
<b>En-suite</b>	
<b>Bedroom 2</b>	4.14m x 3.19m min ( <i>exc. wardrobe space</i> )
<b>Bedroom 3</b>	3.44m x 2.70m
<b>Bedroom 4</b>	2.25m x 2.11m min
<b>Bathroom</b>	

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## THE SWAN

This four bedroom property comprises a large lounge, kitchen/diner with French doors opening into the garden, study, utility room and cloakroom. The first floor offers a master bedroom with ensuite, three further bedrooms and family bathroom.

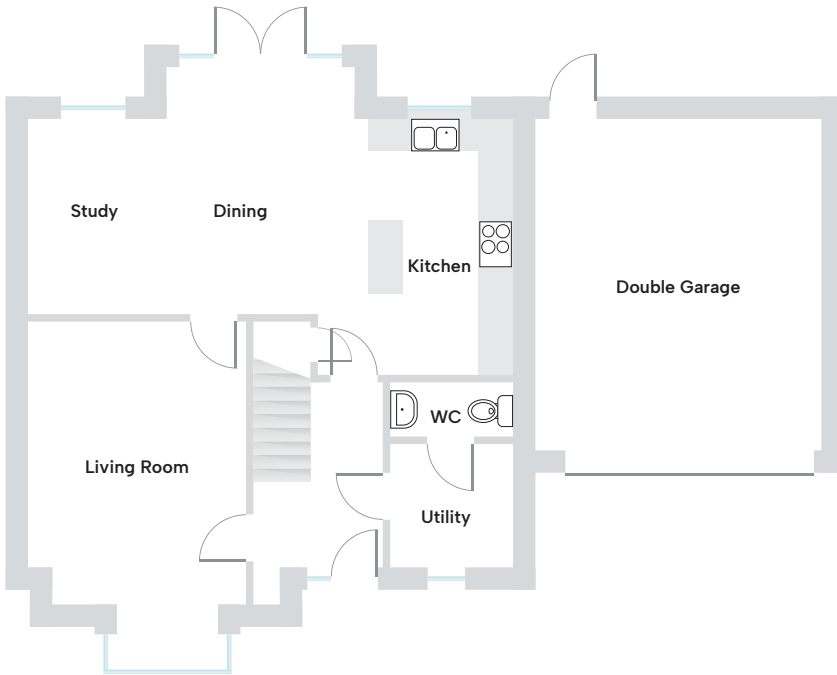
Single garage to plot 112, double garage to plots 114 & 115 and parking for two vehicles.



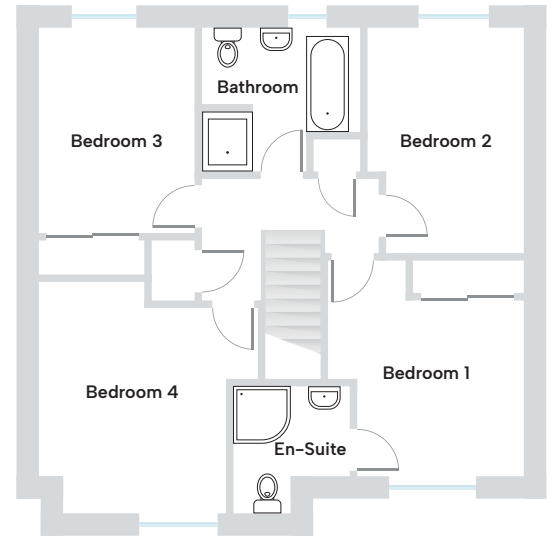
# THE SWAN

PLOTS 112, 114 & 115

GROUND FLOOR



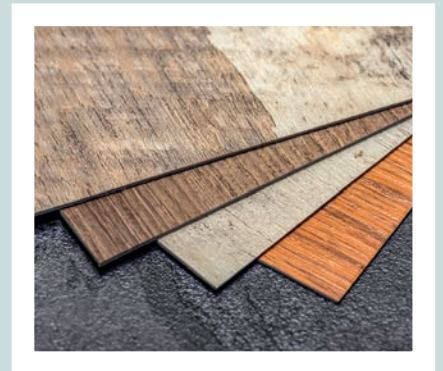
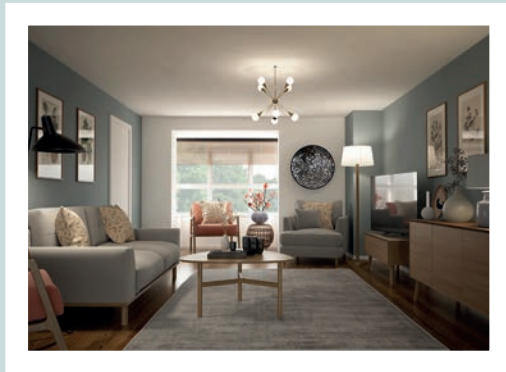
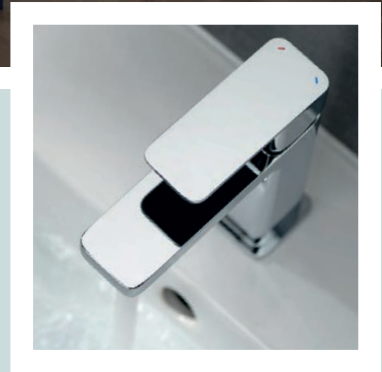
FIRST FLOOR



<b>Living Room</b>	5.08m plus bay x 3.81m
<b>Kitchen / Dining Room</b>	6.26m x 4.51m min
<b>Study</b>	3.55m x 2.12m
<b>Utility</b>	2.24m x 2.23m
<b>Bedroom 1</b>	3.59m x 3.18m min ( <i>exc. wardrobe space</i> )
<b>En-suite</b>	
<b>Bedroom 2</b>	4.07m x 2.86m ( <i>exc. wardrobe space</i> )
<b>Bedroom 3</b>	3.73m x 2.83m
<b>Bedroom 4</b>	3.88m max x 3.52m max
<b>Bathroom</b>	

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## SPECIFICATION

### KITCHEN

- Fitted kitchen from Omega Sheraton with choice of door and handles \*
- Quartz worktops and upstand *4 & 5 bed properties* \*
- Laminate worktops and upstand *2 & 3 bed properties* \*
- Stainless steel sink with mixer taps
- Coloured glass splashback to cooker hood \*
- Built in AEG double oven, 80cm induction hob and electric hood *4 & 5 bed properties*
- Built in single oven, induction hob and electric hood *2 & 3 bed properties*
- Integrated fridge freezer
- Integrated dishwasher *3, 4 & 5 bed properties*

### BATHROOM, ENSUITE (WHERE APPLICABLE) AND CLOAKROOM

- White Duravit sanitaryware
- Vanity unit to main bathroom *4 & 5 bed properties*
- Vado Chrome taps
- Thermostatic shower over bath with screen
- Wall tiling (from a selected range)
- Flooring (from a selected range) - bathroom and ensuite
- Chrome electric heated towel rail - bathroom and ensuite
- Extractor fans
- Shaver socket

### DECORATION

- Contemporary white ladder doors with chrome lever handles
- Walls and smooth ceilings finished in classic white emulsion
- Internal woodwork in white satin
- White balustrades and newel posts with oak handrail

\* Choice dependent upon build stage

### ELECTRICAL

- CAT5 data point to living room
- BT socket
- TV points throughout
- USB socket in lounge and all bedrooms
- White sockets and light switches throughout
- Mains smoke detector with battery back up
- Electric doorbell push and chime
- External lighting to front and rear
- External power socket to rear
- Electric car charging point
- Electric garage door *4 & 5 bed properties*

### ENERGY EFFICIENCY, HEATING & INSULATION

- Air source heat pump
- Underfloor heating to ground floor and radiators with thermostatic controls to first (and second floor, if applicable)
- Cavity wall and loft insulation installed to Building Control Standards
- Solar panels *4 & 5 bed properties*

### EXTERNAL

- 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 to rear of property


### OTHER OPTIONAL EXTRAS:

- Wireless intruder alarm (spur provided as standard)
- Flooring
- Kitchen and bathroom extras
- Oak internal doors
- Solar panels *2 & 3 bed properties*
- Solar battery

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# SITE PLAN


## PHASE 1


 **The Sandpiper**  
2 Bed (65m<sup>2</sup>)


 **The Curlew**  
3 Bed (84m<sup>2</sup>)

 **The Teal**  
4 Bed (131.5m<sup>2</sup>)

 **The Plover**  
2 Bed (66m<sup>2</sup>)

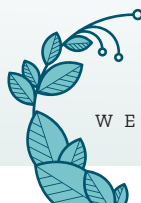
 **The Mandarin**  
3 Bed (94m<sup>2</sup>)

 **The Swan**  
4 Bed (149.5m<sup>2</sup>)

 **The Warbler**  
3 Bed (95m<sup>2</sup>)



*See Sales Executive for exact location/details of paths and patios for each plot.*







## ENERGY EFFICIENCY & SUSTANABILITY

It is estimated that, on average, new homes use 55% less energy than an older property, and those living in a new build home emit nearly two thirds less carbon than that emitted by those living in existing dwellings. For further information, please see the HBF Watt a Save Report – July 2023.

[www.hbf.co.uk/news/hbf-report-watt-save](http://www.hbf.co.uk/news/hbf-report-watt-save)

We are always looking for new ways to improve the energy efficiency and sustainability of our new homes.

Thanks to increased insulation, modern double glazing, ventilation, lighting and heating systems, 100% of our homes have an Energy Performance Certificate rating (EPC) of B or above.

## AIR SOURCE HEAT PUMPS

Our homes are fitted with Air Source Heat Pumps (ASHP's). ASHP's are renowned for their efficiency. For every unit of electricity they consume, they can produce multiple units of energy as heat. This means that they can generate more heat energy than the electrical energy they use, making them a highly efficient and cost effective solution for heating your home and hot water.

ASHP's are also a step forward in sustainable living. They do not rely on burning fossil fuels but instead harness the natural air to produce heat. They basically work like a refrigerator in reverse. This method significantly reduces the carbon footprint of a household, making it a more environmentally friendly choice for heating.

An in-depth guide to ASHP's can be found on the Energy Saving Trust website.

[www.energysavingtrust.org.uk/advice/in-depth-guide-to-heat-pumps](http://www.energysavingtrust.org.uk/advice/in-depth-guide-to-heat-pumps)

## WATER

All our homes include efficient water fittings that are installed to reduce the consumption of water, including dual flush toilets, and efficient shower and bath fittings.

## SOLAR PANELS & BATTERY STORAGE

Many of our new homes include solar panels as standard, or it may be offered as an optional extra. Solar PV panels capture the sunlight's energy and convert it into electricity to be used in the home, saving you money.

In addition under the Smart Export Guarantee Scheme (SEG), licensed electricity suppliers can offer a tariff and make payments to homeowners for excess electricity exported to the National Grid. Please note each licenced supplier set's their own SEG tariff price.

Battery Storage may also be able to be added as an extra. Electrical batteries can help you make the most of renewable electricity as, for example, electricity generated during the day by the Solar Panels can be stored in the electric battery for you to use for boiling the kettle or watching the TV in the evening when your solar panels are no longer generating electricity. A battery may also be able to be used to store electricity bought from the grid at cheaper times of the day, with new smart dynamic tariffs that vary in price throughout the day. This can reduce the reliance on more expensive electricity during peak periods. The battery size and its cost will depend on your current energy use and the size of the solar panels installed. Please ask the sales Executive for further information.

Further information on Solar Panels and potential cost savings can be found on the Energy Saving Trust website.

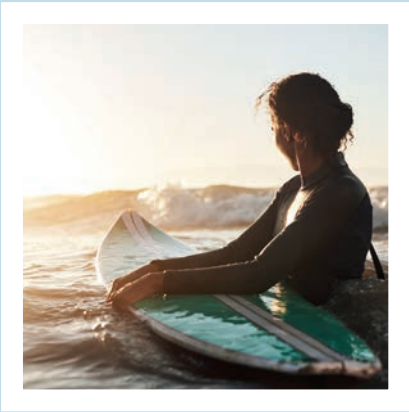
[www.energysavingtrust.org.uk/advice/solar-panels](http://www.energysavingtrust.org.uk/advice/solar-panels)

## ELECTRIC VEHICLE CHARGE POINT

An Electric Vehicle Charge Point is included as standard at your property.







## THE LOCAL AREA

Westward Ho! is a popular North Devon holiday destination based around a family beach, extending over two miles and holding a coveted Blue Flag award. Activities include swimming, surfing, canoeing, kite surfing and parakiting. Westward Ho! also has the only sea pool in North Devon.

The town itself is a traditional holiday resort and, as such, has many of the traditional holiday attractions on offer – amusement arcade, playground, beach shops, snack bars and seaside pubs.

From Westward Ho! there are stunning views across Barnstaple and Bideford Bay towards Saunton. Beyond the pebble ridge there is the beautiful scenery of Northam Burrows Country Park and the Royal North Devon Golf Course.

The port and market town of Bideford is 2 miles away and provides further amenities, including supermarkets, shops, restaurants and traditional pannier market. The A39 North Devon Link Road is also conveniently close-by providing access to the regional centre of Barnstaple, approximately 11 miles away.



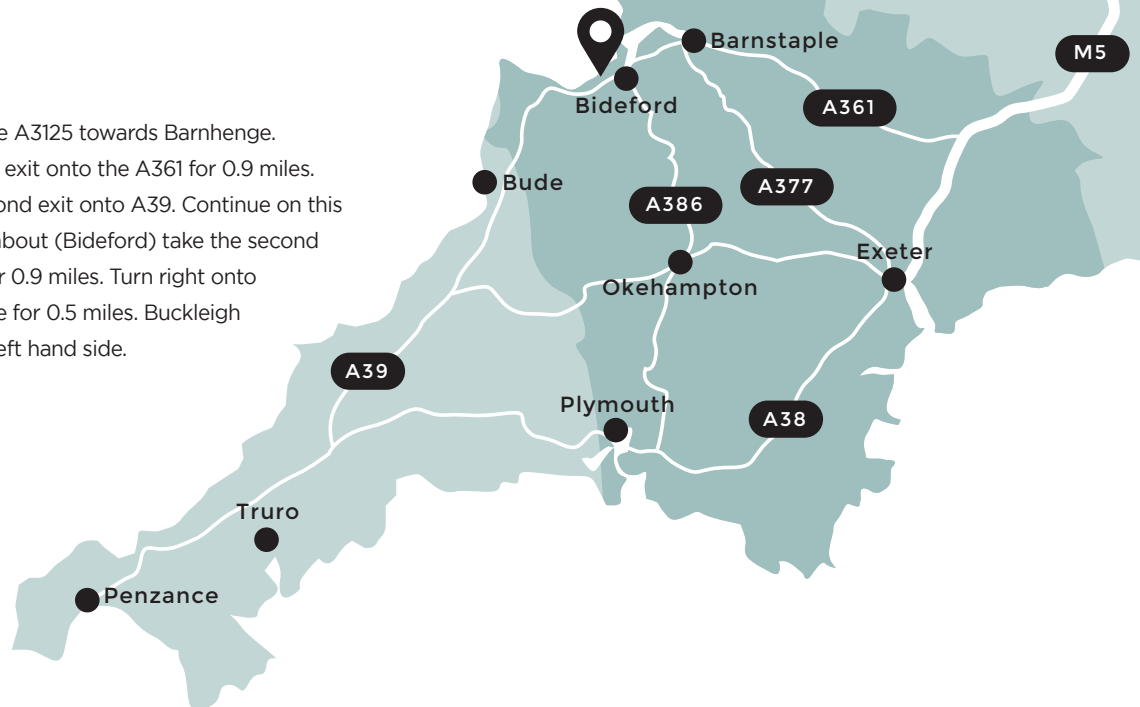




## HOW TO FIND US

From Barnstaple square take the A3125 towards Barnhenge. At the roundabout take the first exit onto the A361 for 0.9 miles. At the roundabout take the second exit onto A39. Continue on this road for 7.6 miles. At the roundabout (Bideford) take the second exit and continue on the A39 for 0.9 miles. Turn right onto Buckleigh Road B3236, continue for 0.5 miles. Buckleigh Meadows can be found on the left hand side.

**Postcode:** EX39 3GX







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Bideford • T: 01237 426010

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