





COMMUNITY, LIFESTYLE AND CARE OPTIONS

Kenwith Meadows is a delightful development of 27 retirement bungalows set within the established grounds of Kenwith Castle.

All bungalows have two bedrooms, one with ensuite, luxurious wetroom, well-equipped kitchen and good sized living and dining accommodation. A number of bungalows also have an additional sun area. The bungalows will be built to a high specification and include underfloor heating throughout the property via an energy efficient air source heat pump.

Externally, all bungalows will have a designated parking space, and there will also be numerous visitor parking spaces throughout the development.

The Pavilion café, managed by Care South, will be a delightful place to socialise and meet friends and will include a small shop where you can buy essential products.

The landscaped communal grounds and Petanque Court will be maintained by gardeners, the cost of which will be met by all bungalows through the estate service charge.

Kenwith Meadows perfectly combines independence with reassurance: residents can enjoy their own independence and privacy but with the comfort of knowing that care and support is available on site 24 hours a day if they need it. There is also the added security of the 24 hour emergency call system.

For residents who may require additional help, such as personal care, there is an excellent homecare service based at Kenwith Castle. The cost of any personal care or support is charged separately according to individual requirements and the Care South team will liaise regularly with residents and other relevant care professionals to ensure residents have sufficient support and that their changing needs are met.





Kenwith Meadows

АВВОТЅНАМ



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.



АВВОТЅНАМ



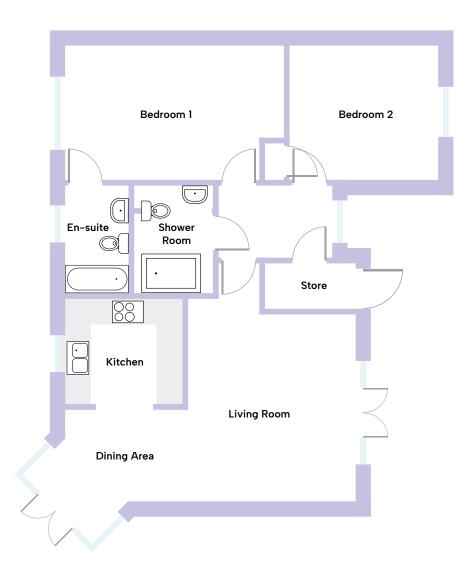
SNOWDROP

Two bedroom detached or semi detached bungalow with open plan living accommodation.

SNOWDROP

PLOTS 15, 19 & 25

Plots 19 & 25 are handed.



Entrance

Kitchen 2.91m x 2.61m (9' 6" x 8' 7")

Dining (plus bay) 3.00m x 2.28m (9' 10" x 7' 6")

Living Room 4.97m x 4.15m (16' 4" x 13' 7")

Bedroom 1 4.78m x 3.33m (15' 8" x 10' 11") En-suite

Bedroom 2 3.69m x 3.33m (12' 1" x 10' 11")

Shower Room

Store

924 sq ft



АВВОТЅНАМ

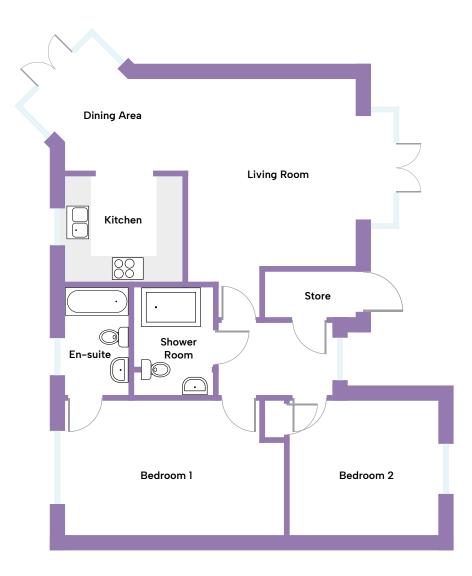


DAFFODIL

Two bedroom detached bungalow with open plan living accommodation, including delightful bay window in the living room.

DAFFODIL

PLOT 24



Entrance

Kitchen 2.91m x 2.61m (9' 6" x 8' 7")

Dining (plus bay) 3.00m x 2.28m (9' 10" x 7' 6")

Living Room (plus bay) 4.97m x 4.15m (16' 4" x 13' 7")

Bedroom 1 4.78m x 3.33m (15' 8" x 10' 11")

En-suite

Bedroom 2 3.69m x 3.33m (12' 1" x 10' 11")

Shower Room

Store

945 sq ft



АВВОТЅНАМ



DAFFODIL A

Two bedroom detached bungalow with open plan living accommodation, including delightful bay window in the living room and lovely sun area.

DAFFODIL A PLOT 18 Sun Area **Dining Area** Living Room Kitchen 88 Store Shower Ì ((En-suite Room C . Bedroom 1 Bedroom 2

Entrance

Kitchen 2.91m x 2.61m (9' 6" x 8' 7")

Dining (plus bay) 3.00m x 2.28m (9' 10" x 7' 6")

Living Room (plus bay) 4.97m x 4.15m (16' 4" x 13' 7")

Sun Area 2.34m x 2.34m (7' 8" x 7' 8") **Bedroom 1** 4.78m x 3.33m (15' 8" x 10' 11")

En-suite

Bedroom 2 3.69m x 3.33m (12' 1" x 10' 11")

Shower Room

Store

945 sq ft



A B B O T S H A M

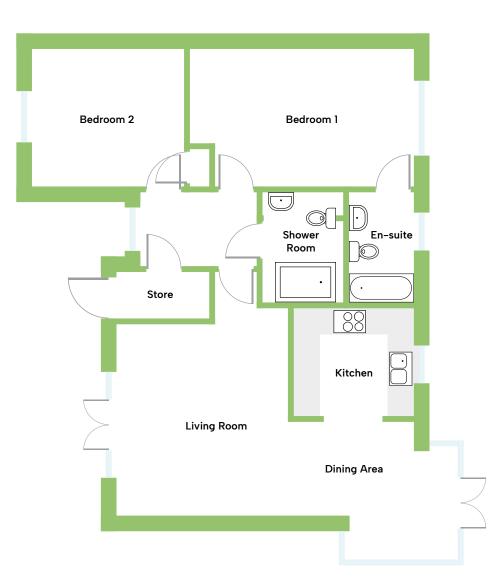


DAISY

Two bedroom detached bungalow with open plan living accommodation, including lovely bay dining area.

DAISY

PLOTS 21 & 26



Entrance

Kitchen 2.91m x 2.61m (9' 6" x 8' 7")

Dining (into bay) 3.92m x 3.20m (12' 10" x 10' 6")

Living Room 4.97m x 4.15m (16' 4" x 13' 7")

Bedroom 1 4.78m x 3.33m (15' 8" x 10' 11")

En-suite

Bedroom 2 3.69m x 3.33m (12' 1" x 10' 11")

Shower Room

Store

957 sq ft



A B B O T S H A M



DAISY A

Two bedroom detached bungalow with open plan living accommodation, including spacious sun area.

DAISY A

PLOT 17



Entrance

Kitchen 2.91m x 2.61m (9' 6" x 8' 7")

Dining (into bay) 3.92m x 3.20m (12' 10" x 10' 6")

Living Room 4.97m x 4.15m (16' 4" x 13' 7")

Sun Area 2.89m x 2.54m (9' 5" x 8' 4") **Bedroom 1** 4.78m x 3.33m (15' 8" x 10' 11")

En-suite

Bedroom 2 3.69m x 3.33m (12' 1" x 10' 11")

Shower Room

Store

957 sq ft



A B B O T S H A M

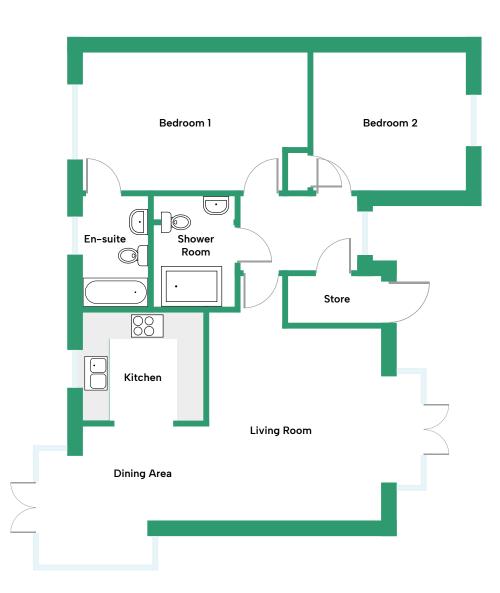


ΡΟΡΡΥ

Two bedroom detached bungalow with open plan living accommodation, including delightful bays in both the living room and dining area.

ΡΟΡΡΥ

PLOT 7



Entrance

Kitchen 2.91m x 2.61m (9' 6" x 8' 7")

Dining (into bay) 3.92m x 3.20m (12' 10" x 10' 6")

Living Room (plus bay) 4.97m x 4.15m (16' 4" x 13' 7")

Bedroom 1 4.78m x 3.33m (15' 8" x 10' 11")

En-suite

Bedroom 2 3.69m x 3.33m (12' 1" x 10' 11")

Shower Room

Store

969 sq ft



ABBOTSHAM



ΡΟΡΡΥ Α

Two bedroom detached bungalow with open plan living accommodation, including delightful bay window in the living area and lovely sun area.

POPPY A PLOTS 13 & 16

Plot 16 is handed.



Entrance

Kitchen 2.91m x 2.61m (9' 6" x 8' 7")

Dining (into bay) 3.92m x 3.20m (12' 10" x 10' 6")

Living Room (plus bay) 4.97m x 4.15m (16' 4" x 13' 7")

Sun Area 2.64m x 2.64m (8' 8" x 8' 8")

Bedroom 1 4.78m x 3.33m (15' 8" x 10' 11")

En-suite

Bedroom 2 3.69m x 3.33m (12' 1" x 10' 11")

Shower Room

Store

969 sq ft



АВВОТЅНАМ



LILY

Two bedroom semi-detached bungalow with kitchen diner and separate living room.

LILY PLOTS 22 & 23 Plot 22 is handed. **Dining Area** Living Room Kitchen ſ٠ 88 Store • O Shower En-suite Room C \bigcirc Bedroom 1 Bedroom 2

Entrance

Kitchen / Dining (into bay) 4.47m x 3.83m (14' 8" x 12' 7")

Living Room 4.47m x 4.15m (14' 8" x 13' 7")

Bedroom 1 4.78m x 3.42m (15' 8" x 11' 3")

En-suite

Bedroom 2 3.45m x 3.29m (11' 4" x 10' 10")

Shower Room

Store

876 sq ft



АВВОТЅНАМ

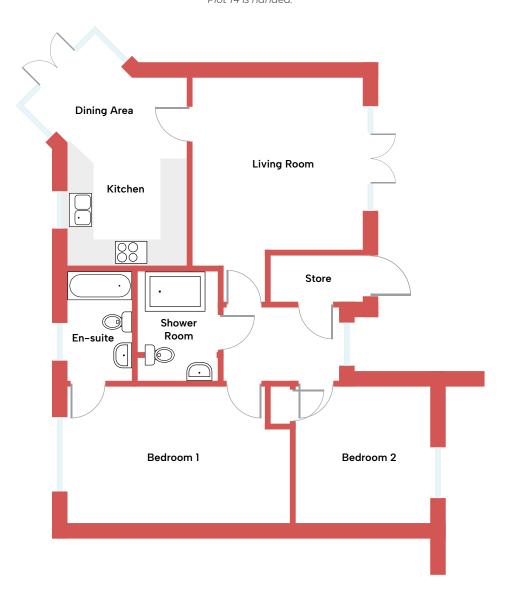


ROSE

Two bedroom semi-detached bungalow with kitchen diner and separate living room.

ROSE

PLOTS 14 & 20 Plot 14 is handed.



Entrance

Kitchen / Dining (plus bay) 4.47m x 2.93m (14' 8" x 9' 7")

Living Room 4.47m x 4.15m (14' 8" x 13' 7")

Bedroom 1 4.78m x 3.33m (15' 8" x 10' 11")

En-suite

Bedroom 2 3.33m x 3.29m (10' 11" x 10' 10")

Shower Room

Store

871 sq ft



АВВОТЅНАМ

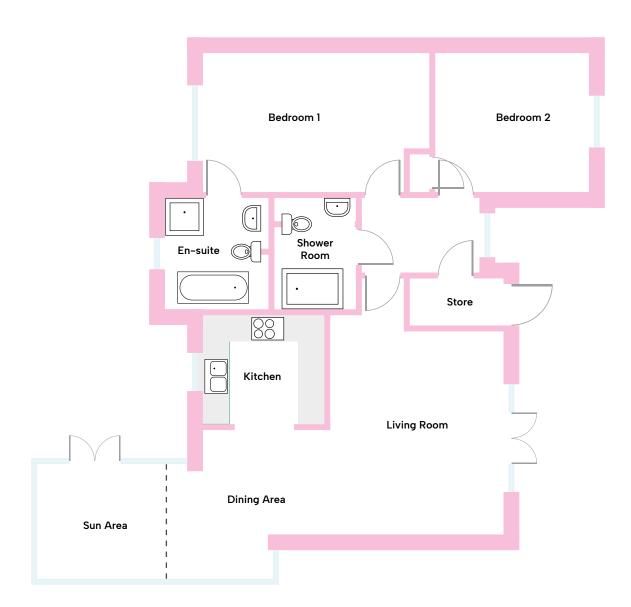


IRIS

Two bedroom detached bungalow with open plan living accommodation and lovely sun area.

IRIS

PLOT 1



Entrance

Kitchen 2.91m x 2.61m (9' 6" x 8' 7")

Dining (into bay) 3.90m x 3.50m (12' 10" x 11' 6")

Sun Area 2.87m x 2.54m (9' 5" x 8' 4")

Living Room 5.28m x 4.15m (17' 4" x 13' 7") **Bedroom 1** 4.78m x 3.33m (15' 8" x 10' 11")

En-suite

Bedroom 2 3.69m x 3.33m (12' 1" x 10' 11")

Shower Room

Store

1075 sq ft



АВВОТЅНАМ



PRIMROSE

Two bedroom detached bungalow with open plan living accommodation including delightful bay window in the living area and lovely sun area.



Entrance

Kitchen 2.91m x 2.61m (9' 6" x 8' 7")

Dining (into bay) 3.00m x 2.58m (9' 10" x 8' 5")

Sun Area 2.34m x 2.34m (7' 8" x 7' 8")

Living Room (plus bay) 5.27m x 4.15m (17' 4" x 13' 7") **Bedroom 1** 4.78m x 3.33m (15' 8" x 10' 11")

En-suite

Bedroom 2 3.69m x 3.33m (12' 1" x 10' 11")

Shower Room

Store

1055 sq ft



АВВОТЅНАМ









ABBOTSHAM

SPECIFICATION

KITCHEN

- Fitted kitchen with choice of door and handles*
- · Inset one and half bowl sink with mixer taps
- · Coloured glass splashback to cooker hood*
- Built in single oven
- Induction hob
- Electric hood
- Integrated fridge freezer

Types: Iris, Poppy A, Daisy A, Daffodil A and Primrose to all have

- Integrated dishwasher
- Integrated washer/drier
- Quartz worktops*

ENSUITE & WETROOM

- White sanitaryware
- · Stylish vanity basin in ensuite
- Chrome taps
- · Thermostatic shower over bath with screen
- · Soft close toilet seat
- Full height tiling in shower/wetroom area. Half height tiling to all other areas*
- Floor tiles*
- · Chrome electric heated towel rail
- Extractor fans
- Shaver socket

DECORATION

- · Contemporary oak doors with chrome lever handles
- Walls and smooth ceilings finished in classic white emulsion
- · Internal woodwork in white satin
- · Fitted wardrobes with hanging rail and shelf

ELECTRICAL

- · CAT5 data point to living room and master bedroom
- · BT socket to living area and master bedroom
- TV point in living area and bedrooms
- USB socket in living area and bedrooms
- White sockets and switches to all rooms
- · Mains smoke detector with battery back up
- · External lighting to front and rear
- External power socket

ENERGY EFFICIENCY, HEATING & INSULATION

- \cdot Air source heat pump
- Underfloor heating
- Cavity wall and loft insulation installed to Building Control Standards

EXTERNAL

- Allocated parking space. Visitor parking spaces available
 within the development
- Private patio area
- Communal landscaped areas
- · Outside tap to rear of property

OPTIONAL EXTRAS:

- Wireless intruder alarm (spur provided as standard)
- Electric car charging point (spur provided as standard)
- Flooring
- · Bathroom extras, including grab rail pack, shower seat
- Kitchen extras
- * Choice dependent upon build stage

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.



АВВОТЅНАМ







ABBOTSHAM & THE SURROUNDING AREA

Kenwith Meadows is located on the outskirts of Abbotsham, a pretty North Devon village with church, village hall including part time post office and popular thatched pub.

The port and market town of Bideford is approximately 1½ miles away offering a wide range of national and local shops, historic Pannier Market, banks and recreational facilities. The A39 North Devon Link Road is also conveniently close-by providing access to the regional centre of Barnstaple, approximately 10 miles away.

Within easy reach of North Devon's glorious beaches, the Exmoor National Park and two highly rated golf courses at Westward Ho! and Saunton, Kenwith Meadows is a wonderful location to enjoy your retirement.





HOW TO FIND US

Take the A39 (The Atlantic Highway) from Barnstaple to Bideford, pass over the new Torridge Bridge and continue straight across at the roundabout, remaining on the A39 signposted to Bude. After approximately 1 mile take the first turning on your right onto the B3236, signposted to Abbotsham and Westward Ho! After approximately 300 yards take the first turning left signposted to Kenwith and Abbotsham. Kenwith Meadows will be found after a short distance on the left hand side.

Postcode: EX39 5FL











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