



PEBBLE RIDGE
At Westward Ho!

AN IDYLIC HOLIDAY LOCATION

Pebble Ridge, off Greenway Drive, is a private estate comprising fifty three luxury holiday homes with stunning coastal and countryside views. It is located in the heart of North Devon, between the seaside resort of Westward Ho! and the Northam Burrows and next to the famous Royal North Devon Golf Club. A holiday home at Pebble Ridge will enable you to enjoy the very best holiday experience.

THERE IS SO MUCH TO DISCOVER

Beautiful North Devon beaches, villages and harbours, the Exmoor National Park, historic houses and castles, famous gardens and a number of adventure parks are just a short drive away. Feeling a little more active? Why not try kayaking, surfing, kite-surfing and paddle boarding, which are literally on your doorstep at Westward Ho! beach. Golf membership is available at the Royal North Devon Golf Club and walking trails, cycle paths and fishing trips are just minutes away.

Finally when you get home, just relax and enjoy the stunning views.

YOUR HOME

Designed by reputable local architects, Woodward Smith, Pebble Ridge comprises three and four bedroom properties. Different styles and external features will ensure each home is unique. The properties will be built to the highest standards and will exceed the latest building regulations in terms of insulation and energy performance.

The first floor rooms will feature vaulted ceilings to create a sense of light and space and bi-fold doors will lead to a balcony. Externally, all properties will have parking for two vehicles, private landscaped gardens and a large patio area. Each property will be sold freehold, shared communal areas will be maintained through a management company with each unit paying a share of the management charge.

INVESTMENT

When you are unable to use your holiday home, why not rent it out? Unlike other holiday homes there are no restrictions on when they can be used, allowing 365 days occupancy a year. With 'holidaying at home' and 'mini breaks' becoming more popular, there is the opportunity to rent out your home at this increasingly popular holiday destination. We also have contacts with local interior design companies that can help you fully furnish your property and holiday letting and managing agents to assist you in renting it out.









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. In the past 4 years, we have been highly commended by LABC on three different developments.





THE BUCKLEIGH · PLOTS 1, 2, 11 & 15

A stunning four bedroom home with spacious first floor open-plan living, dining and kitchen areas. Bi-fold doors from both the living and dining areas lead to a large balcony. Private landscaped gardens and patio area. Parking for two vehicles.

GROUND FLOOR

Bedroom 1*

2900mm x 3160mm (9'6" x 10'4")

Ensuite

2630mm x 1120mm (8'7" x 3'7")

Bedroom 2*

3530mm x 2210mm (11'6" x 7'3")

Bedroom 3

3290mm x 2560mm (10'9" x 8'4")

Bedroom 4*

2540mm x 2850mm (8'3" x 9'4")

Bathroom

3290mm x 1810mm (10'9" x 5'11")

* excluding wardrobe / cupboard

FIRST FLOOR

Kitchen / Dining

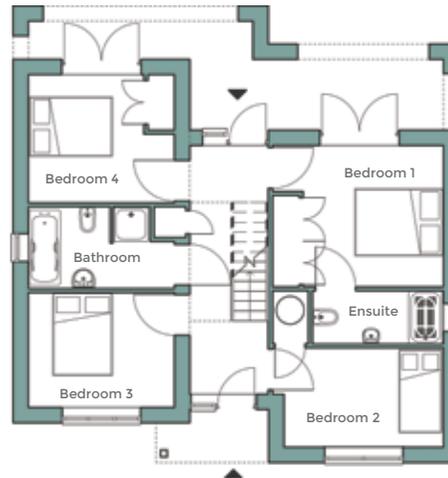
3250mm x 7490mm (10'7" x 24'6")

Living Room

3530mm x 6750mm (11'6" x 22'1")

124m² (1339sq ft)

Ground Floor



First Floor







THE LUNDY · PLOTS 3-7 & 18

A beautiful four bedroom home with first floor open-plan living, dining and kitchen area with bi-fold doors leading from the living room to the balcony. A garden room on the ground floor with access to the patio area and landscaped gardens. Parking for two vehicles.

GROUND FLOOR

Bedroom 1*

3460mm x 3950mm (11'4" x 12'11")

Ensuite 1

2750mm x 1260mm (9'0" x 4'1")

Bedroom 2*

2920mm x 3280mm (9'6" x 10'9")

Ensuite 2

1210mm x 2300mm (3'11" x 7'6")

Bedroom 3*

4330mm x 2640mm (14'2" x 8'7")

Bedroom 4

3140mm x 2140mm (10'3" x 7'0")

Bathroom

3670mm x 2040mm min (12'0" x 6'8")

Garden Room

4470mm x 3280mm (14'8" x 10'9")

* excluding wardrobe / cupboard

FIRST FLOOR

Kitchen / Dining

4330mm x 4890mm (14'2" x 16'0")

Living Room

5070mm x 4890mm (16'7" x 16'0")

143m² (1546sq ft)







GROUND FLOOR

Bedroom 1*

3470mm x 3830mm (11'4" x 12'6")

Ensuite 1

2410mm x 1200mm (7'10" x 3'11")

Bedroom 2*

3340mm x 3060mm (10'11" x 10'0")

Ensuite 2

1570mm x 2050mm (5'1" x 6'8")

Bedroom 3*

3510mm x 4140mm (11'6" x 13'6")

Bathroom*

2080mm x 3320mm (6'9" x 10'10")

* excluding wardrobe / cupboard

FIRST FLOOR

Kitchen / Dining

3500mm x 4840mm (11'5" x 15'10")

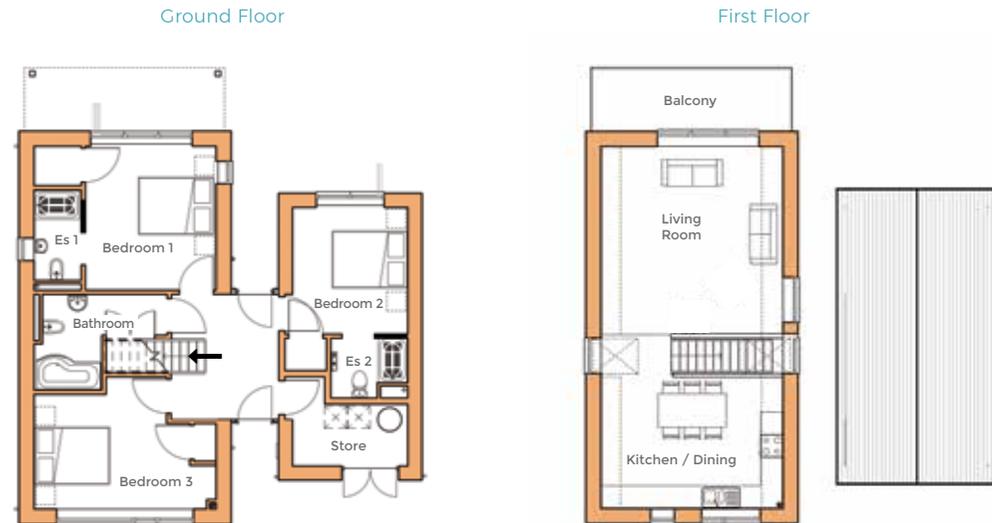
Living Room

5000mm x 4840mm (16'4" x 15'10")

121m² (1305sq ft)

THE KIPLING · PLOTS 8-10, 12-14 & 16-17

A lovely three bedroom home. First floor open-plan living, dining and kitchen area with bi-fold doors leading from the living room to the balcony. Private landscaped gardens and patio area. Parking for two vehicles.





All photography of appliances and finishes are typical of Pebble Ridge 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. Minimum room sizes are normally provided for irregular shaped rooms. 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.



SPECIFICATION

Each home at Pebble Ridge has been thoughtfully designed to provide superior comfort and style and constructed to high energy efficiency standards for lower running costs.

KITCHEN

- Fitted kitchen with choice of doors, duropal worktops*, upstands and handles
- Schock inset one and half bowl sink with mixer taps
- Coloured glass splashback to cooker hood
- Built in electric single oven, ceramic hob & extractor
- Integrated dishwasher
- Integrated fridge and integrated freezer
- LED plinth lighting

BATHROOM AND ENSUITE

- Stylish fitted vanity furniture with mood lighting and white sanitary ware
- Chrome Vado taps
- Soft close toilet seat
- Back to wall WC with push flush plate
- Low profile shower tray (ensuite) with thermostatic shower
- (Vado) Thermostatic bath and shower mixer, taps and shower screen in main bathroom
- Chrome dual fuel heated towel rail
- Tiling to bathroom and ensuite with chrome trims
- Floor tiles from a selected range
- Shaver socket

ELECTRICAL

- BT socket in lounge and master bedroom
- TV point in lounge and all bedrooms
- USB sockets in kitchen, lounge and all bedrooms
- Polished chrome sockets and light switch plates to lounge, kitchen and hallway with white elsewhere
- Electric operated Velux windows
- Mains operated smoke detectors with battery back up
- Extractor fans in bathrooms and ensuites
- Electric door bell push and chime
- External lights to front
- External power socket

HEATING

- Digital energy efficient boiler
- Gas central heating
- Underfloor heating to first floor and radiators with thermostatic controls to ground floor
- Wi Fi controlled thermostat

INTERIOR FINISHES

- Contemporary oak style doors with chrome lever handles
- Walls and smooth ceilings finished in classic white emulsion
- Internal woodwork in white gloss
- Staircase finished with oak handrail

EXTERNAL FINISHES

- Grey double glazed aluminium windows and doors
- Outside tap
- Front and rear gardens fully turfed with landscape planting to selected areas
- Finished contours will reflect the topography of the individual garden. Any garden retaining structure will be at the discretion of the company and constructed from materials selected by the company

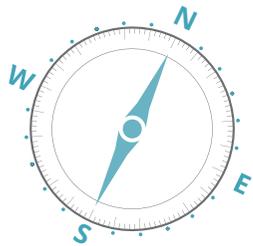
GENERAL

- LABC 10 year guarantee

* Upgrade option available

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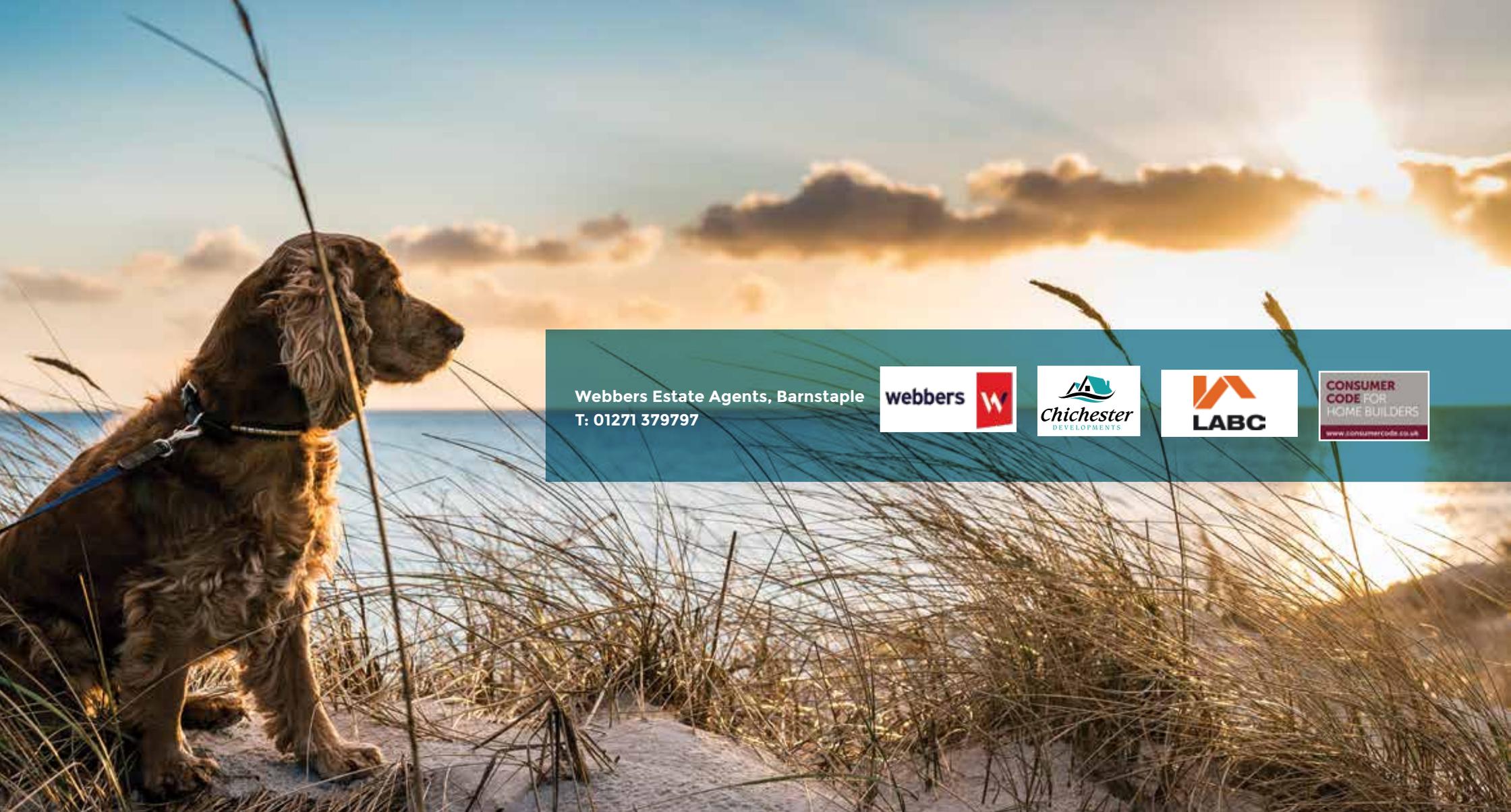


-  **The Buckleigh**
4 Bed House • Plots 1, 2, 11 & 15
-  **The Lundy**
4 Bed House • Plots 3-7 & 18
-  **The Kipling**
3 Bed House • Plots 8-10,
12-14 & 16-17

HOW TO FIND US

After crossing the Torridge Bridge on the A39 towards Bideford, take the third exit off the roundabout onto Heywood Road for approximately 0.5 miles and then turn right onto Fore Street. Having turned right onto Fore Street proceed through The Square and turn off onto Sandymere Road and then turn left onto Golf Links Road. You will see the Royal North Devon Golf Club entrance on your right hand side, and just after will be the entrance for Pebble Ridge, off Greenway Drive. Post Code EX39 1FG.





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