

Charles Church at Dargavel Village

Bishopton | Renfrewshire



CHARLES CHURCH



The name on the finest homes

What is the indefinable quality about a Charles Church home that makes it so special, and makes so many aspire to owning one?

When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over four decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the Group to combine quality with aesthetically pleasing designs and innovative building techniques.

This philosophy has led us to enjoy an unrivalled reputation for over forty years. We pride ourselves not only on providing excellent examples of construction and craftsmanship but also on the elegance and character of our homes which are designed to harmonise with their natural surroundings.

We fully use the interior space of our homes combining every modern and efficient convenience within classic, timeless and elegant exteriors.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

We also have a clear and practical approach to sustainability and fully support the Government's Code for Sustainable Homes. The national code standards are an important factor in the way we build and design both our developments and our homes.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.

Our star rating.

We've been awarded a five star rating by the Home Builders Federation in their 2024 survey.





CHARLES CHURCH



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

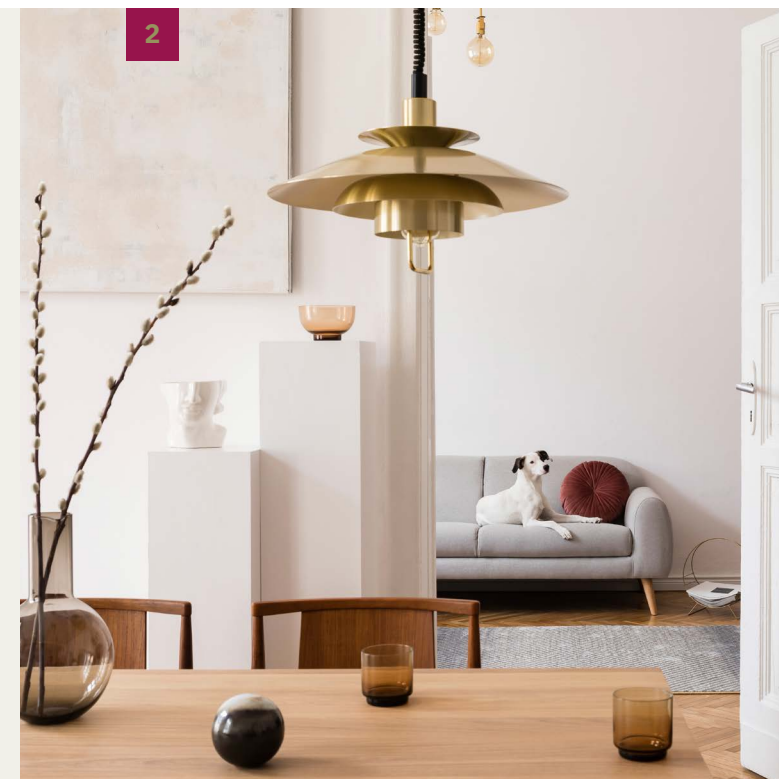
While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lochs, and work with ecologists to protect the landscape and biodiversity.

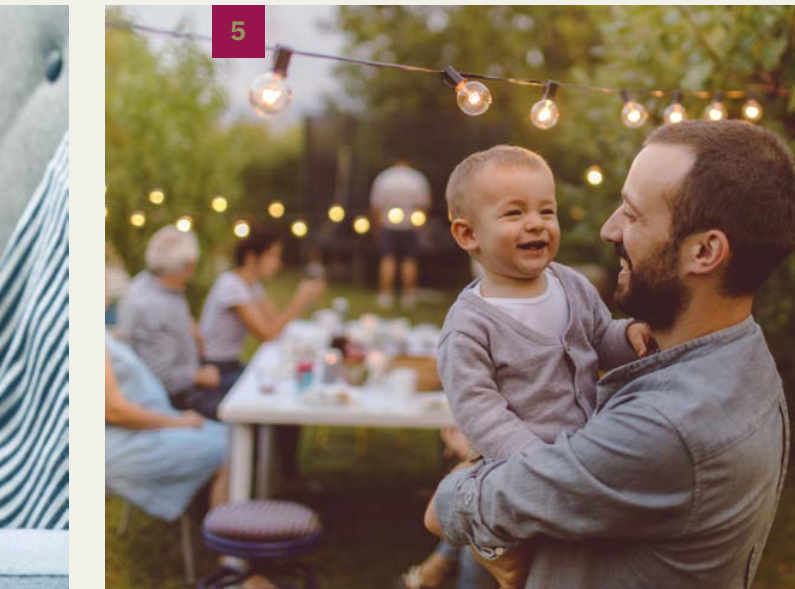
Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, plus a ten-year insurance-backed warranty.



1. Street scene
2. Enjoy breakfast in style
3. The perfect place to rest and restore
4. Entertain friends and family
5. Vibrant outdoor space for all





Welcome to Dargavel Village

A perfect balance of convenience and comfort at Dargavel Village, with a choice of 4, 5, and 6-bedroom luxury homes.

Discover modern living at Dargavel Village in Bishopton, our latest select development in a vibrant community. With amenities and services nearby, every aspect of your lifestyle is within easy reach.

Indulge in culinary delights at Scoff & Patter bistro or enjoy the convenience of Enzo's takeaway, both close by. For an active lifestyle, Erskine Swimming Pool and Sports Centre offer various leisure activities, while nature enthusiasts will appreciate Dargavel Country Park right on their doorstep.

For families, quality education is close by at Bishopton Primary, Dargavel Primary, St John Bosco, Park Mains High, and Trinity High. Higher education options include West College Scotland, the University of the West of Scotland in Paisley, and Glasgow's renowned universities, such as the University of Glasgow and Strathclyde University.

For healthcare, Bishopton Medical Practice and Bishopton Dental Clinic are within easy reach, providing accessible healthcare services. Grocery shopping is a breeze with a nearby Sainsbury's Supermarket. For even more selection, explore Braehead Shopping Centre and Glasgow city centre, as well as the many stores in and around Glasgow.

Always in reach



Commute effortlessly with excellent transport links from Dargavel Village. A local bus stop is nearby, and Glasgow Train Station offers frequent services every 10 to 20 minutes, providing a quick 25-minute ride to destinations such as Glasgow Central, Paisley, and beyond. The development is strategically located near M8 Junction 29A, ensuring swift access to the motorway. Glasgow Airport and Glasgow city centre are a short drive away, making Dargavel Village a well-connected haven.

Approximate travel distance by car to:



Ingliston Country Park and Hotel:	0.9 miles
Erskine Golf Club:	2.4 miles
Mar Hall Golf Resort and Spa	3.2 miles
Glasgow Airport:	5.6 miles
Braehead Shopping Centre:	6.1 miles
Glasgow city centre:	13.8 miles
Loch Lomond & The Trossachs National Park:	15.6 miles

CC @ Dargavel Village

Site plan



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

Our homes



● The Carradale



● The Callander



● The St Andrews



● The Houston



● The Dryden



● The Holyrood



● The Stirling



● The Herriot

The Carradale



The Carradale

The Carradale gives you four bedrooms and three bathrooms. It's an ideal growing, and grown-up, family home. An integral garage makes it a practical choice too. The kitchen/family/dining room leaves separate space for a utility room, while the main access to the garden is enhanced by the French doors. This is a new home with function and appeal in equal measure.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x2 En suites



Integral single garage



B Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Family/Dining room	3.30 x 6.94
Lounge	5.48 x 3.42



First floor

	Metres
Principal bedroom	4.11 x 3.99
Bedroom 2	4.06 x 3.00
Bedroom 3	3.85 x 3.41
Bedroom 4	2.84 x 4.75

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Callander



The Callander

The Callander is a five-bedroom detached family home. This property features a front-aspect living room, a downstairs study, open plan kitchen/family/dining room with French doors, utility and WC. Upstairs, you'll find bedroom one with an en suite, a family bathroom and storage cupboards.

QUICK OVERVIEW



x5 Bedrooms



x1 Bathroom



x1 En suite



Detached garage with storage



B Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	8.57 x 3.91
Living room	3.48 x 5.21
Study	2.92 x 2.94



First floor

	Metres
Principal bedroom	3.51 x 3.41
Bedroom 2	3.50 x 3.26
Bedroom 3	3.85 x 2.36
Bedroom 4	3.82 x 2.71
Bedroom 5	2.71 x 2.22

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The St Andrews



The St Andrews

The St Andrews is a five-bedroom home with a double integral garage. The open plan kitchen/breakfast area has French doors to the garden, plus there's a separate living room, dining room, utility, and WC. Upstairs, three bedrooms have en suites, with a family bathroom for the others. A walk-in wardrobe in bedroom one is a fantastic addition.

QUICK OVERVIEW



x5 Bedrooms



x1 Bathroom



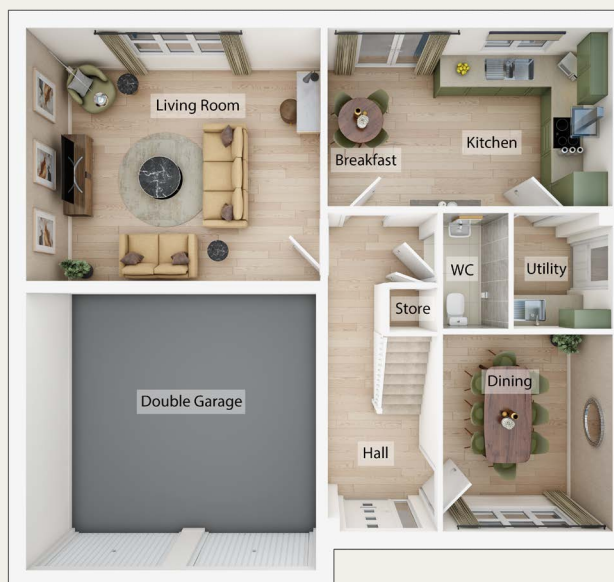
x2 En suites



Integral double garage



B Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Breakfast room	4.97 x 3.11
Dining room	3.44 x 2.96
Lounge	5.14 x 4.43



First floor

	Metres
Principal bedroom	4.08 x 3.25
Bedroom 2	3.91 x 3.84
Bedroom 3	3.46 x 2.96
Bedroom 4	3.48 x 2.86
Bedroom 5	2.65 x 3.14

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The Houston



The Houston

The impressive Houston has been especially designed with features that meet the needs of modern lifestyles and growing families. Downstairs, the Houston has a dual-aspect living room, kitchen/breakfast/family room and a dining room, both with French doors to the garden. Upstairs, bedrooms one and two have en suites.

QUICK OVERVIEW

-  x5 Bedrooms
-  x1 Bathroom
-  x2 En suites
-  Detached garage with storage
-  **B** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Breakfast/Family room	7.38 x 4.14
Dining room	3.89 x 2.59
Living room	7.11 x 3.89



First floor

	Metres
Principal bedroom	4.20 x 3.20
Bedroom 2	3.91 x 3.46
Bedroom 3	3.89 x 3.11
Bedroom 4	3.40 x 2.64
Bedroom 5	2.82 x 2.05

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The Dryden




The Dryden


A spacious open-plan kitchen/family/dining room with French doors is at the heart of the Dryden. This lovely detached home also offers a separate living room, utility with outside access, WC and storage. Upstairs, there are five bedrooms, three of which are en suite, and a family bathroom.


QUICK OVERVIEW

 x5 Bedrooms

 x1 Bathroom

 x2 En suites

 Integral double garage

 **B** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	10.38 x 3.19
Lounge	5.58 x 3.43



First floor

	Metres
Principal bedroom	4.25 x 3.52
Bedroom 2	4.24 x 3.10
Bedroom 3	3.15 x 3.68
Bedroom 4	3.83 x 3.21
Bedroom 5	3.07 x 2.11

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The Holyrood



The Holyrood

The spacious ground floor of The Holyrood is shared between an impressive open plan kitchen/dining/family room, a living room, integral double garage and study. Five bedrooms and three bathrooms are ideal for a growing family, plus there's plenty of storage space and convenient features throughout.

QUICK OVERVIEW



x5 Bedrooms



x1 Bathroom



x2 En suites



Integral double garage



B Energy Efficiency Rating



Ground floor

	Metres
Kitchen	3.51 x 2.87
Dining/Family room	6.30 x 2.91
Lounge	4.64 x 4.17
Study	3.24 x 2.18



First floor

	Metres
Principal bedroom	5.64 x 5.31
Bedroom 2	4.64 x 3.08
Bedroom 3	3.37 x 2.61
Bedroom 4	3.37 x 2.92
Bedroom 5	2.86 x 2.18

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The Stirling



The Stirling

The Stirling offers six bedrooms, a double integral garage, and plenty of space. The ground floor includes an impressive living room, large kitchen/dining room with French doors, utility and WC. Upstairs, bedrooms one, two and three have en suites, with a family bathroom for the others. Bedroom one features a dressing area, and the landing includes extra storage.

QUICK OVERVIEW



x6 Bedrooms



x1 Bathroom



x2 En suites



Integral double garage



B Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	11.27 x 3.36
Living room	3.70 x 4.86



First floor

	Metres
Principal bedroom	3.86 x 3.30
Bedroom 2	3.24 x 3.20
Bedroom 3	3.22 x 2.76
Bedroom 4	3.47 x 3.23
Bedroom 5	3.99 x 3.05
Bedroom 6	2.77 x 2.54

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The Herriot

The Herriot is thoughtfully-designed to be a practical as well as attractive home. The kitchen/breakfast/family room has double French doors to the garden. An impressive living room and separate dining room offer plenty of entertaining space. With a family bathroom and five bedrooms - three of which have en suites - there's plenty of space to spread out.

QUICK OVERVIEW



x5 Bedrooms



x1 Bathroom



x3 En suites



Detached garage with storage



B Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Breakfast/Family room	10.95 x 3.30
Dining room	4.22 x 3.57
Living room	5.72 x 4.22



First floor

	Metres
Principal bedroom	3.94 x 3.23
Bedroom 2	3.83 x 3.36
Bedroom 3	3.94 x 3.43
Bedroom 4	3.79 x 3.02
Bedroom 5	3.03 x 3.02

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Enhance your new home

Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

> The choice is all yours.

Your choices from the **Select Options** range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales executives on hand to help you.

> Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.

Specification

General

- UPVC double glazed windows
- Block paved drive
- Smooth finish ceilings
- Brushed steel sockets to all rooms apart from bedrooms
- Brushed aluminium downlighters to all rooms apart from bedrooms
- White internal doors
- Satin Nickel finish ironmongery
- Ogee skirting and architraves with white gloss finish
- Brilliant white matt emulsion paint to all rooms
- Media plate to living room
- Thermostatic radiator valves
- Sliding wardrobes to bedroom 1

Bathrooms and en suites

- Villeroy and Boch sanitaryware, soft close toilet seats and bath
- Hansgrohe thermostatic shower to en suite and main bathroom (where applicable)
- Mira electric shower to additional en suite(s) (where applicable)
- Choice of Porcelanosa wall tiles (dependant on build stage)
- Hansgrohe taps to all sinks except kitchen and utility room (where applicable)
- Chrome towel radiators to bathroom, en suite(s) and WC (where applicable on selected house types)

Kitchen

- Choice of kitchen units with soft close drawers and doors (subject to build stage)
- Glass splashback (range of colours)
- AEG stainless steel single oven and AEG stainless steel combination oven/microwave
- Electrolux fully integrated dishwasher and washing machine
- Electrolux fully integrated fridge/freezer 70/30
- AGA Rangemaster 1.5 bowl sink to kitchen
- AGA Rangemaster single sink to utility (where applicable)

Exterior

- Lockable windows
- Security chain to front door
- Smoke and heat protectors throughout
- 1.8-meter-high fencing to rear and gate
- Outside tap
- External double socket to side and rear
- Anthracite up & down light to front door and single floodlight to rear
- Front gardens turfed and/or landscaped in line with landscape plan
- Power and light to garage

Warranty

- 10 year new homes warranty
- 2 year Charles Church warranty





*Unmistakable
quality and style*

Top 10 reasons to buy a new home



1 Save money on bills.

New homes are more efficient — cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

2 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

3 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

4 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

5 Modern living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

6 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

7 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

8 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

9 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en suite and dressing room.

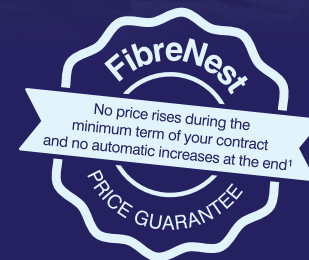


FibreNest™



Your home, better connected for a brighter future

Hyperfast 900Mb broadband is available
on this development.



FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages
& pricing.



0333 234 2220



support@fibre nest.com

Get connected today!

To sign up you will need your Unique Customer Reference. Please ask your sales advisor for this:

C:

D:

P:







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charleschurch.com