



THE
QUARTERS

MANADON PARK





Dartmoor, Devon



Plymouth Hoe

The Location

This high quality development in Manadon offers luxury living in the ‘Ocean City’ of Plymouth, with its impressive waterfront, bustling Centre and strong maritime heritage.

These splendid homes at The Quarters are in the perfect location to make the most of what this extraordinary coastal city has to offer.

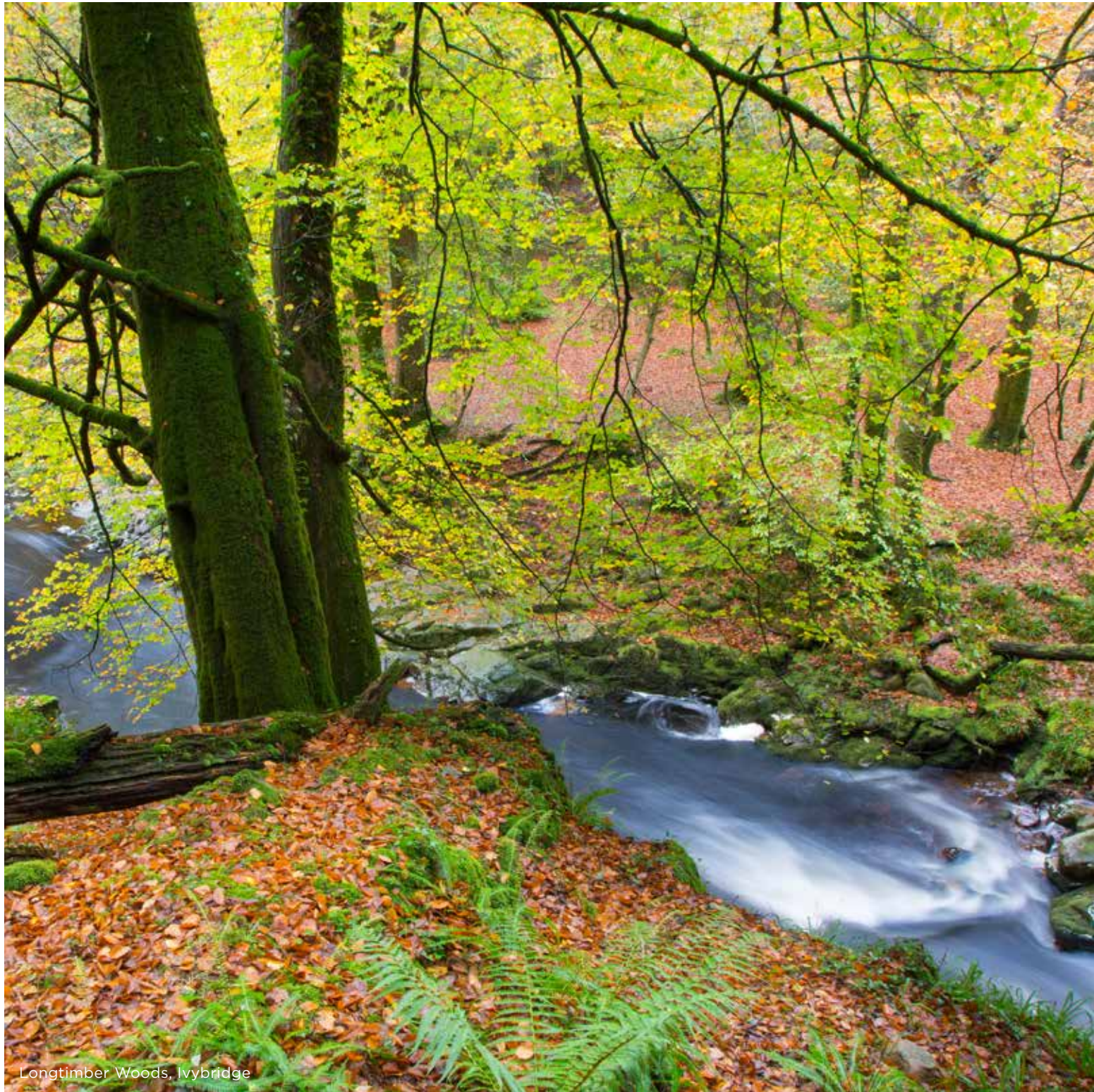
Derriford Hospital, Crownhill Fort and Marjon University are in easy reach, as well as two good primary schools; Manadon Vale Primary and St Boniface Primary School. The city’s three reputable secondary schools – Devonport High School for Girls, Devonport High School for Boys and Plymouth High School for Girls – are less than four miles away. The Quarters has excellent travel links via the Devon Expressway to other parts of the county and Cornwall. The main Tavistock Road provides access to Dartmoor, while the mainline railway station gives good access to Exeter, Bristol, London and beyond.



The Quarters at Manadon Park



Sutton Harbour, Plymouth



Longtimber Woods, Ivybridge

The Lifestyle

With stunning coastal views, vibrant theatre and a popular shopping district including Drake Circus Shopping Centre, Plymouth offers the best of both worlds. The city benefits from an emerging food scene, with the recent addition of Marco Pierre White's exquisite restaurant. At historic waterfront destinations, Royal William Yard and the Barbican, you can discover independent eateries and boutiques.

There are plenty of scenic walks, including National Trust properties such as Saltram House and grounds, with its 500 acres of rolling parkland - you'll be spoilt for choice. From Plymouth Hoe, the site of the British Firework Championship, there are breathtaking views over the Sound, breakwater and out towards Drake's Island. A visit to the beautiful county of Cornwall is just a short trip away.

The Plymouth Life Centre is one of the country's leading sporting venues, with three swimming pools, diving facility, gym and children's attractions, and well known for Olympic diver, Tom Daley's training grounds. The city is home to Plymouth Argyle and Albion Rugby Club which host a plethora of sporting events throughout the year.



The Quarters at Manadon Park

Introducing Your New Home

Set in the heart of Manadon, the 54 homes at The Quarters offer quality living within a local community. Although nothing remains of the former naval engineering college, RNEC Manadon (HMS Thunderer), the vast green provided the ideal space for a collection of high specification homes on the outskirts of the city.

There are subtle differences in each of the homes but they all blend together to give a harmonious community feel. All of the homes have a modern, contemporary design with classical elements, like the pointed archways and handcrafted stonework. With luxury fitted carpets, oak veneer doors and ceramic tiling, these homes exude luxury at every turn.

Energy efficiency is at the forefront of this development with each of the homes benefitting from smart heating controls, high performance double glazed windows and excellent insulation levels throughout.

Within the boundaries of The Quarters, there is a stunning park walk that is the ideal place for family strolls and walking the dog. The mature trees create a leafy vista and peaceful ambiance, a quiet space away from the nearby city.



The Quarters at Manadon Park



Images are for illustrative purposes only



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Styling

In a Burrington Estates home, you will feel welcome in an instant. See for yourself how we cleverly create striking yet harmonious rooms, with spacious entrances, plush carpets and oak veneer doors.

We craft chic and contemporary living areas that the whole family will love to spend time in. The built-in, British designed kitchen is sleek and stylish with chrome fittings and Bosch appliances - a great space for entertaining friends.

Take a break in a serene and tranquil bathroom where you can relax and unwind after a busy day. Contemporary back to wall Duravit sanitaryware complement the Vado brassware and Porcelanosa ceramic tiles, adding a splash of elegance to these already luxury homes.

Enjoy a peaceful night's sleep in the spacious and sumptuous bedrooms. All are fitted with double sockets, USB ports and a TV point. For those looking for a little extra space, the bespoke built-in wardrobes are the solution.

These high standards extend to the exterior of your home. A set of bi-folding doors will lead you out to a beautifully landscaped garden and patio area where you can make the most of the sunshine. Timber fences offer privacy from your neighbours.

At The Quarters, where first class design meets contemporary living, you can find the perfect house to make your home.



The Quarters at Manadon Park



Computer generated image is representative only



WOOLWELL

3 Bedroom Home

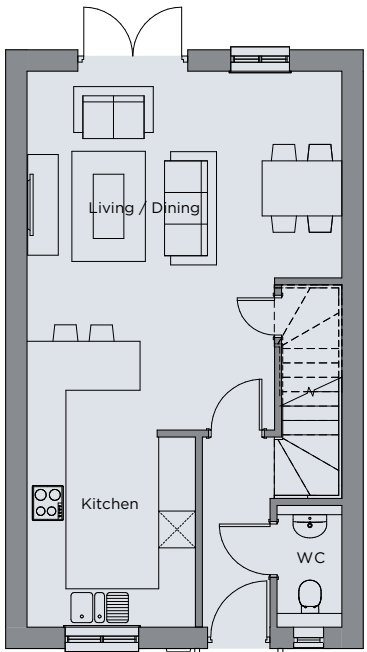
HOMES 8, 9, 10, 13, 14, 15, 75 & 76

At the heart of this contemporary three bedroom home is the large, free-flowing living, kitchen and dining space. French doors lead out to the rear turfed garden and patio space, ideal for entertaining during the summer months. There are three well-proportioned bedrooms on the first floor and a family bathroom. The master bedroom benefits from an ensuite with Porcelanosa tiles, motion sensor lighting and rainhead shower.

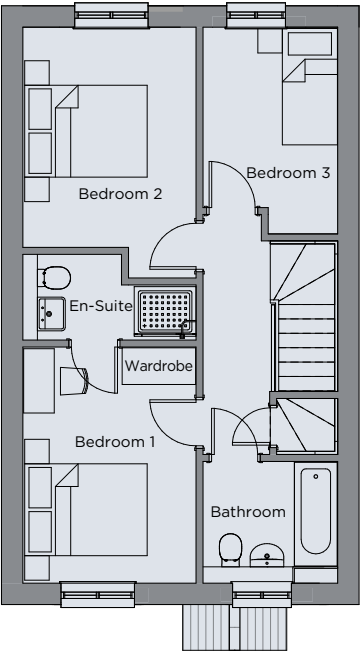
WOOLWELL

3 Bedroom Home

THE QUARTERS
MANADON PARK



GROUND FLOOR



FIRST FLOOR

TOTAL INTERNAL AREA 93.34 sq/m - 1005 sq/ft

GROUND FLOOR (46.67 sq/m - 502 sq/ft)

Living / Dining	4400 x 5100mm	14'4.5" x 16'10.5"
Kitchen	4700 x 2800mm	15'0.5" x 9'0.5"

FIRST FLOOR (46.67 sq/m - 502 sq/ft)

Master Bedroom	3900 x 2800mm	12'8" x 9'3.5"
Bedroom 2	3600 x 2800mm	11'9.5" x 9'3.5"
Bedroom 3	3400 x 2200mm	11'1" x 7'2.5"

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ROBOROUGH

4 Bedroom Home

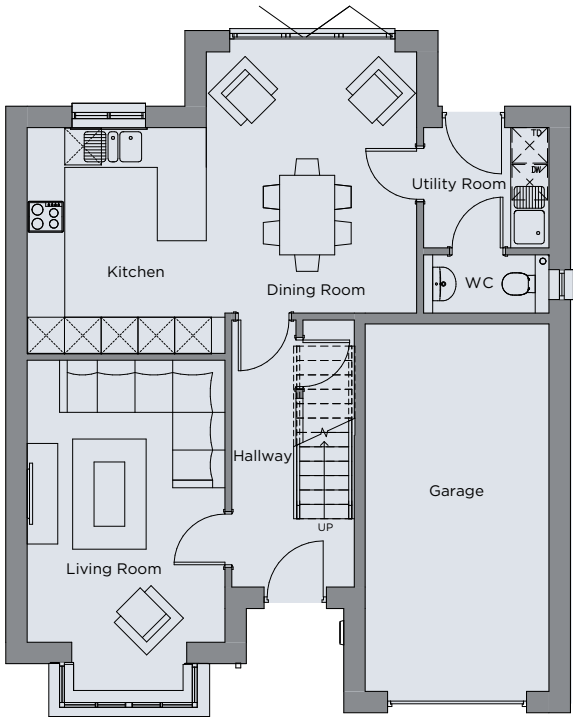
HOMES 3 & 4

An ideal four bedroom family home with attractive features including a spacious living room with bay window. There is an open plan kitchen with integrated appliances and dining area with bi-folding doors. There is also a separate utility room and integrated garage, providing essential storage spaces. On the first floor, there are four double bedrooms. The master has an ensuite bathroom with a heated towel rail, Porcelanosa tiles and rainhead shower. Outside, there is a garden with patio area, perfect for summer evenings.

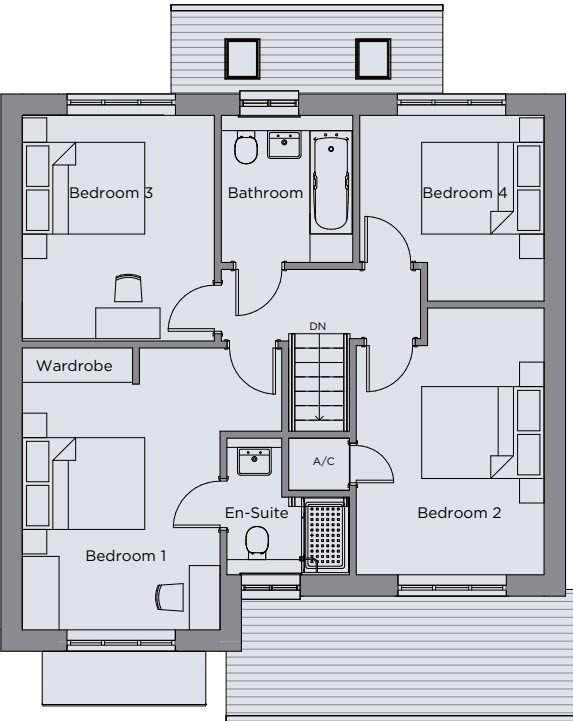
ROBOROUGH

4 Bedroom Home

THE
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MANADON PARK



GROUND FLOOR



FIRST FLOOR

TOTAL INTERNAL AREA 143.31 sq/m - 1543 sq/ft

GROUND FLOOR (58.46 sq/m - 629 sq/ft)

Lounge	4600 x 3200mm	15'1.5" x 10'7"
Dining	4300 x 3400mm	14'0" x 11'3"
Kitchen	3700 x 3200mm	12'1" x 10'7"
Utility	2000 x 2000mm	6'5.5" x 6'8.5"
Garage	6100 x 3000mm	20'0" x 9'10"

FIRST FLOOR (66.85 sq/m - 720 sq/ft)

Master Bedroom	4600 x 3200mm	15'1.5" x 10'7"
Bedroom 2	4400 x 3000mm	14'3.5" x 9'7"
Bedroom 3	3700 x 3100mm	12'1" x 10'3.5"
Bedroom 4	2400 x 3000mm	7'10.5" x 9'11"

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CHADDLEWOOD

4 Bedroom Home

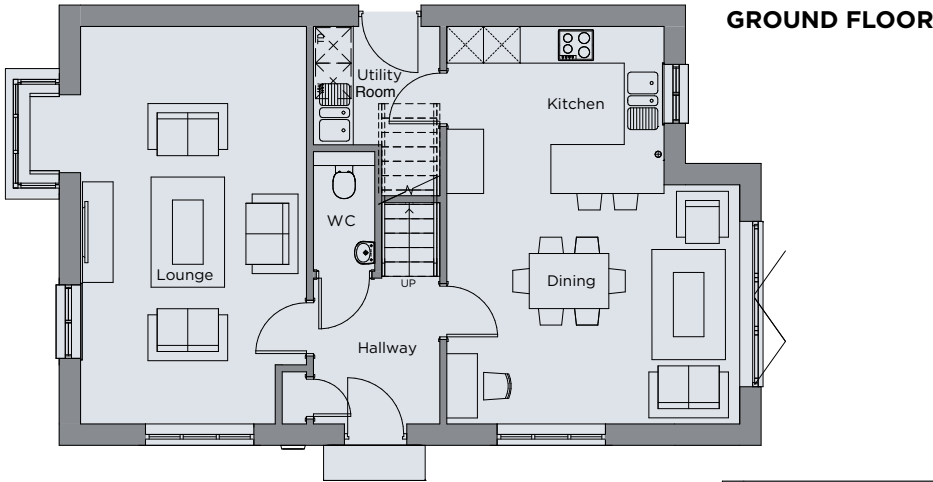
HOMES 1, 11, 23, 26 & 77

A stunning four bedroom home perfect for a modern family. On the ground floor there is a spacious living area with dual aspect views and bay window. The open plan dining and kitchen space has integrated appliances and quality finishes with a set of bi-folding doors leading to the turfed garden and patio area. There are four double bedrooms on the first floor and family bathroom. The master has an ensuite with Porcelanosa tiles and motion sensor lighting.

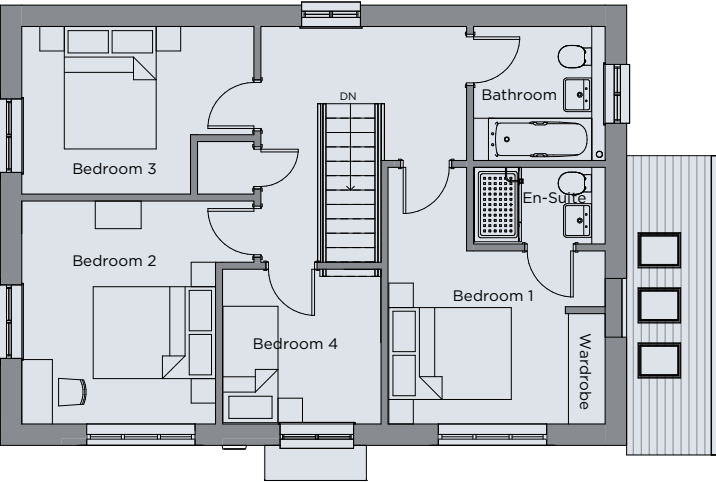
CHADDLEWOOD

4 Bedroom Home

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FIRST FLOOR



TOTAL INTERNAL AREA 129.6 sq/m - 1395 sq/ft

GROUND FLOOR (67.75 sq/m - 729 sq/ft)

Lounge	6500 x 3700mm	21'3.5" x 12'1.5"
Kitchen	2700 x 3500mm	8'11.5" x 11'7.5"
Dining	3900 x 4800mm	12'9.5" x 15'8.5"
Utility	1900 x 2100mm	6'4" x 6'9.5"

FIRST FLOOR (61.85 sq/m - 666 sq/ft)

Master Bedroom	2800 x 3500mm	9'3" x 11'7.5"
Bedroom 2	3600 x 3200mm	11'11.5" x 10'4.5"
Bedroom 3	2700 x 3800mm	9'0" x 12'5.5"
Bedroom 4	2500 x 2600mm	8'3.5" x 8'6"

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BORINGDON

4 Bedroom Home

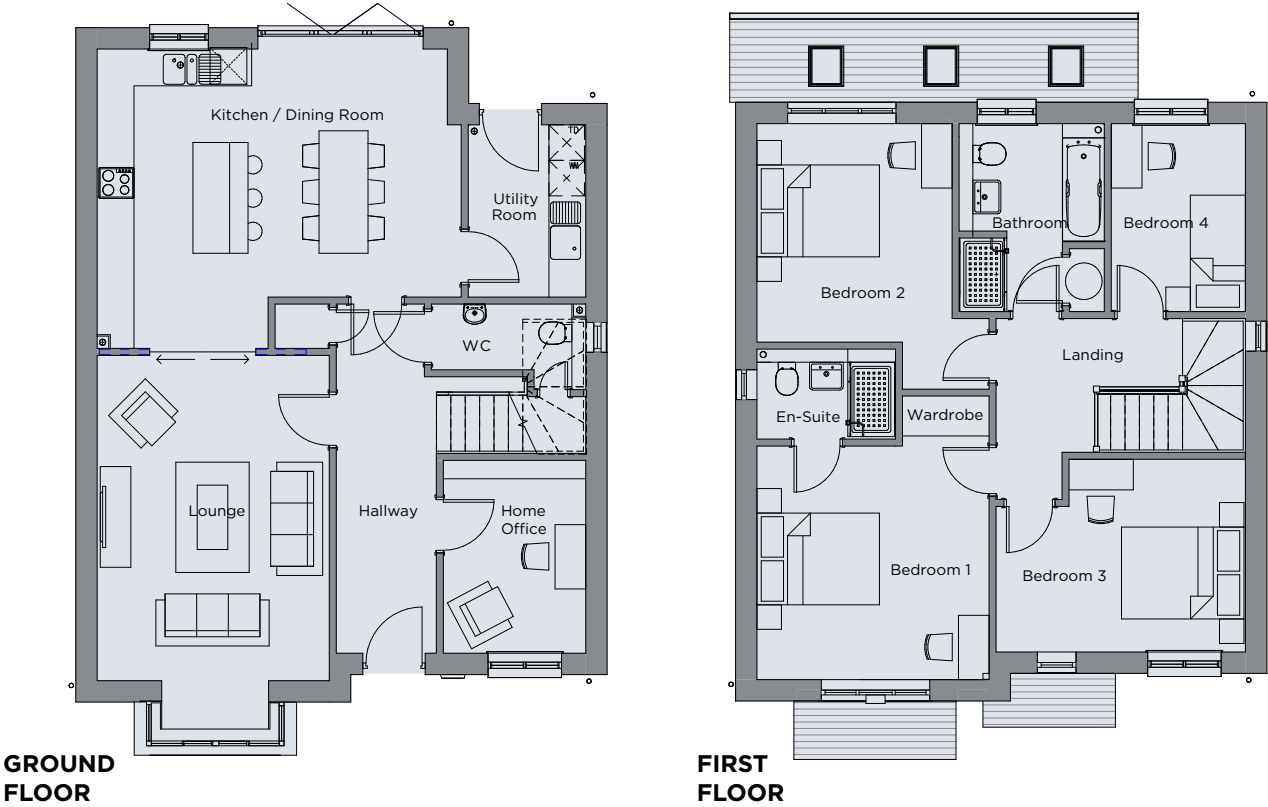
HOMES 2, 5, 12, 24 & 25

This four bedroom home centres on the generously sized open plan dining and kitchen space. The kitchen has integrated appliances and quartz worktops. A set of bi-folding doors lead to a turfed garden and patio space. There is a well-proportioned lounge with front facing bay window and a separate office, ideal for home working. On the first floor, there are three double bedrooms and a single bedroom. The master benefits from an ensuite bathroom and fitted wardrobes.

BORINGDON

4 Bedroom Home

THE
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MANADON PARK



TOTAL INTERNAL AREA 149.54 sq/m - 1610 sq/ft

GROUND FLOOR (79 sq/m - 850 sq/ft)

Kitchen / Dining	4900 x 5900mm	16'0.5" x 19'6"
Lounge	5300 x 3800mm	17'0.5" x 12'5.5"
Utility Room	2800 x 1900mm	9'3" x 6'3"
Home Office	3100 x 2300mm	10'4" x 7'7.5"

FIRST FLOOR (70.54 sq/m - 759 sq/ft)

Master Bedroom	4600 x 3800mm	15'2.5" x 12'5.5"
Bedroom 2	3600 x 3200mm	11'8.5" x 10'5.5"
Bedroom 3	3100 x 4100mm	10'4" x 13'4.5"
Bedroom 4	3100 x 2200mm	10'1" x 7'2.5"

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EARLSWOOD

4 Bedroom Home

HOME 7

This light and airy spacious four bedroom home features an open plan, free-flowing kitchen with integrated appliances and quartz worktops, the joining dining area boasts a set of bi-folding doors and cosy family snug. There is also a separate utility room providing essential storage space. A separate lounge features french doors opening onto the patio area and turfed rear garden. Upstairs, there are two bedrooms with ensuite bathrooms, a further double bedroom and fourth single bedroom.

EARLSWOOD

4 Bedroom Home

THE
QUARTERS
MANADON PARK



TOTAL INTERNAL AREA 151.2 sq/m - 1627 sq/ft

GROUND FLOOR (75.6 sq/m – 814 sq/ft)

Dining	5100 x 4600mm	16'10.5" x 15'0.5"
Kitchen	4700 x 4500mm	15'5.5" x 14'8"
Lounge	5100 x 3300mm	16'10.5" x 10'11.5"
Utility	2100 x 1600mm	6'10" x 5'3"

FIRST FLOOR (75.6 sq/m – 814 sq/ft)

Master Bedroom	3100 x 4500mm	10' x 2'0.5"
Bedroom 2	5100 x 3400mm	16'10.5" x 11'1"
Bedroom 3	2900 x 3900mm	9'4" x 12'10.5"
Bedroom 4	2200 x 3900mm	7'1.5" x 12'10.5"

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DEVELOPMENT LAYOUT

THE
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- WOOLWELL 3 Bedroom Home**
Homes 8, 9, 10, 13, 14, 15, 75 & 76
- ROBOROUGH 4 Bedroom Home**
Homes 3, 4 & 6
- CHADDLEWOOD 4 Bedroom Home**
Homes 1, 11, 23, 26 & 77 (Showhome)
- BORINGDON 4 Bedroom Home**
Homes 2, 5, 12, 24 & 25
- EARLSWOOD 4 Bedroom Home**
Home 7

G - Garage P - Parking



*Offering unrivalled living
in a stunning location with
easy access to both city and
country, there's no place like
The Quarters.*

Your Developer

Burrington Estates has a growing reputation as a leading developer of high-specification, design-led homes. Through our careful attention to detail, innovative use of technology, and sensitive development, we create imaginative residences designed to enhance their stunning coastal, moorland, rural or urban location and tailored to the individual needs of our buyers.

Our philosophy is simple. We are committed to the following four principles in every one of our homes.

OUTSTANDING CUSTOMER SERVICE: We are committed to providing a first-class buying experience from your first enquiry until long after you move in.

DESIRABLE LOCATIONS: We handpick each location to offer you the best lifestyle balance, whilst making positive contributions to the community.

INNOVATIVE HOMES: We are dedicated to creating bespoke, modern, comfortable homes, using design and technology to maximise convenience and enjoyment.

ATTENTION TO DETAIL: We are devoted to the quality of our craftsmanship, striving to set exceptional standards in finish and interior design.



Mark Edworthy
Founder

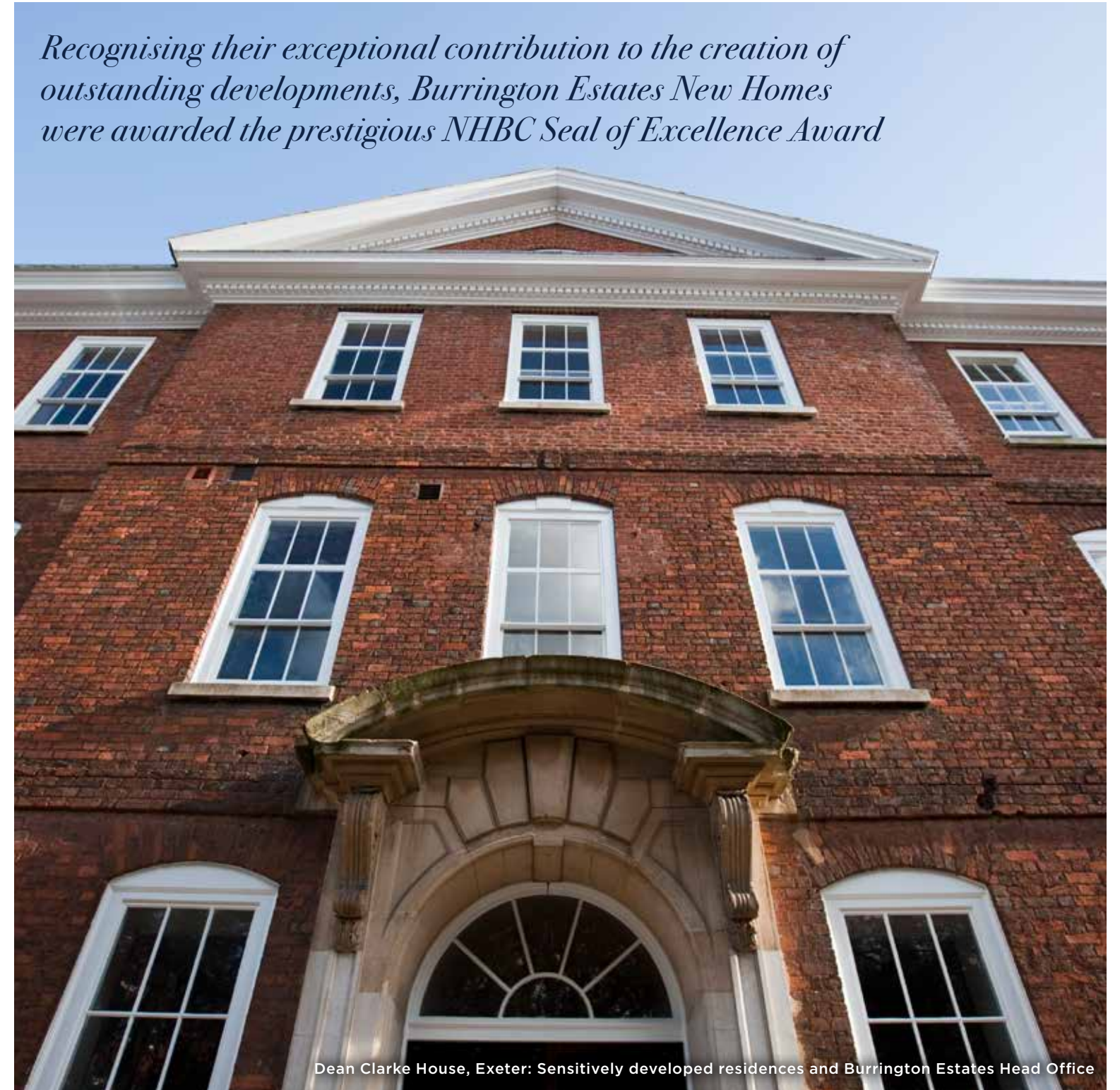


Paul Scantlebury
Founder



Colin Palmer
Managing Director
Burrington Estates New Homes

Recognising their exceptional contribution to the creation of outstanding developments, Burrington Estates New Homes were awarded the prestigious NHBC Seal of Excellence Award



Dean Clarke House, Exeter: Sensitive developed residences and Burrington Estates Head Office



We strive to ensure the buying process is as exceptional as your new home

Customer Experience

We strive to ensure that every stage of the buying process is as exceptional as your new home.

1 RESERVATION CHECKLIST

Upon reservation, your Sales Representative will go through the checklist with you to provide clear details of your new home in line with the consumer code.

2 PERSONALISE YOUR NEW HOME

Your home is a place to express your individuality. Your Sales Representative will explain the options for upgrades and finishes to make it your own and will arrange a time for you to confirm your choices (subject to build stage).

3 SITE VISIT

Your Sales Representative will arrange for you to visit the site for a one-to-one update on your new home. You will be shown around your reserved home and have the chance to discuss any key features of the build and technical details.

4 EXCHANGE OF CONTRACTS

Our expert panel of recommended solicitors will represent you and work with us to achieve exchange of contracts. This moment throughout your customer journey gives you the peace of mind that your newly reserved home is contractually bound to you.



The Quarters at Manadon Park

5 HOME DEMONSTRATION

Your Sales Representative will arrange an appointment with you for your home demonstration, approximately 2 weeks before completion.

6 COMPLETION

Following legal completion and payment, your Sales Representative and Customer Service Team will meet you to hand over the keys to your new home, record meter readings and complete any required paperwork.

7 LONG-LASTING AFTERCARE

You will receive a courtesy call 24 hours after moving in, and a personal visit after 7 days and 28 days to ensure you are settled in to your new home.

COMPLIMENTARY CONCIERGE SERVICE*

Our Concierge will assist you with the essentials in setting up your new home. This service is provided for one day upon moving into your new home, between the hours of 9am and 5pm.

NHBC WARRANTY

During construction, your new home will be independently surveyed by the National House Building Council (NHBC), who issue their 10-year Buildmark Warranty upon completion.

CUSTOMER CARE WARRANTY

For extra piece of mind, for the first two years after completion of your new home we include a 2-year Customer Care Warranty. This includes emergency electrical, plumbing and heating cover for 12 months from British Gas.

*Burrington Estates Concierge Service will be provided for one day upon moving into your new home, between the hours of 9am – 5pm. The date will be confirmed upon completion.



The Quarters at Manadon Park



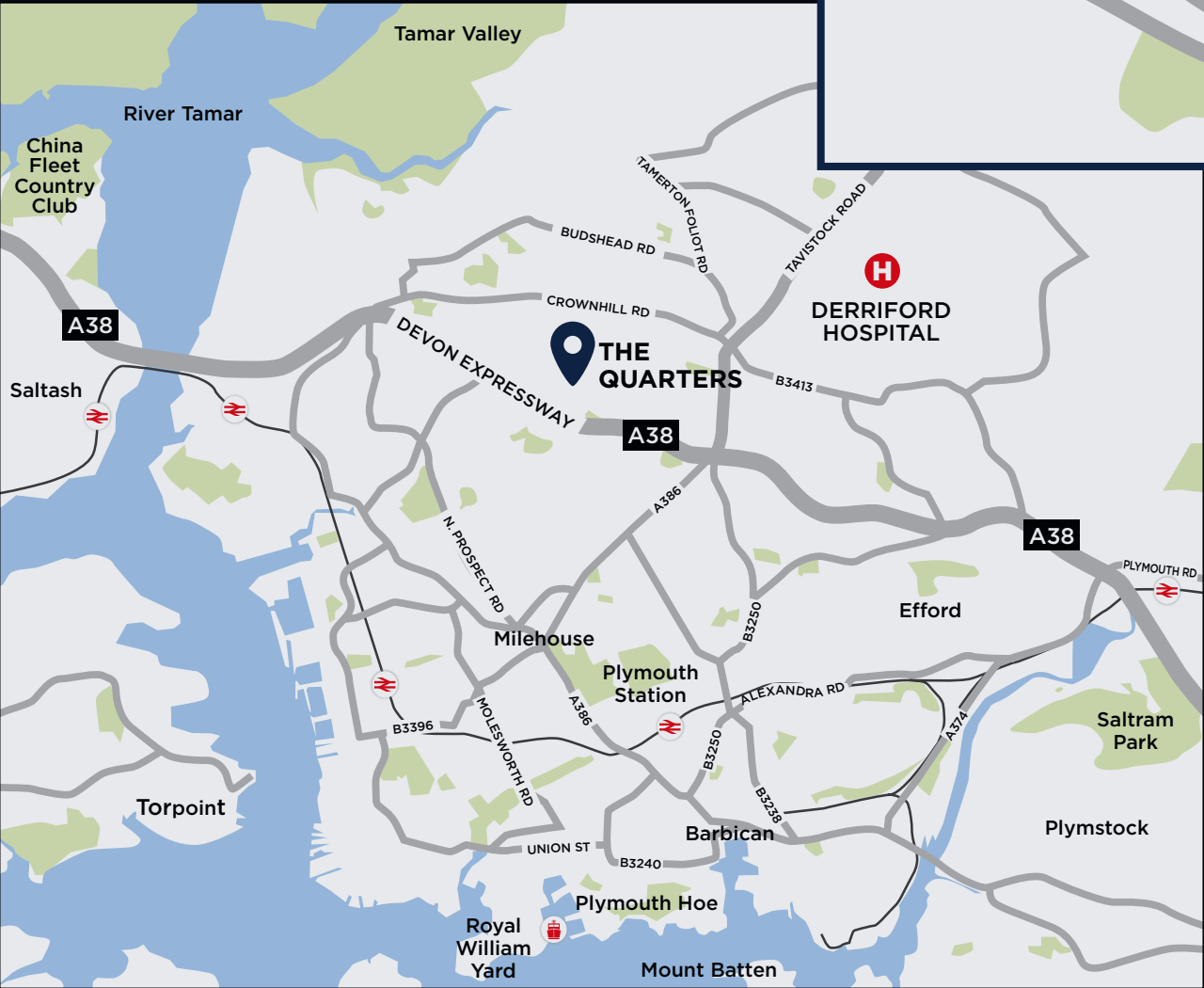
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www.burringtonstates.com/thequarters

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01752 922001
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How to Find Us

FROM A386 PLYMOUTH AND A386 TAVISTOCK ROAD


From a northern approach, follow the A386 to Boniface Lane on your right hand side. Turn into Boniface Lane and take the second left turn into Temeraire Road, branching right until you reach Aberdeen Avenue. From here, The Quarters is located on the right hand side.

FROM DEVON EXPRESSWAY/A38

Leaving the Devon Expressway from both directions, you will reach the A386. Follow this road and until you approach the second left turn into Boniface Lane. From here, take the second left turn into Temeraire Road. Stay on this road, branching right until you reach Aberdeen Avenue. You will find The Quarters located halfway along this road on the right hand side.



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BURRINGTON
ESTATES