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CAVANNA @ WOLBOROUGH HILL NEWTON ABBOT



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## WELCOME TO CAVANNA HOMES

*"Our vision at Cavanna Homes is to become the most admired regional housebuilder in the South West. We strive to achieve this through our product design, innovation and build quality, whilst maintaining the trust and respect of our customers and the local communities around our developments."*

*We aim to be a company whose employees, shareholders, customers, business partners and the community can be proud to be associated with."*

Keith Miller. Managing Director.



Jeremy Cavanna. Chairman.



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## CAVANNA @ WOLBOROUGH HILL NEWTON ABBOT

Wolborough Hill is a spectacular location for your new family home. Our 3, 4 and 5 bedroom homes are built with traditional craftsmanship in one of the most prestigious locations in Newton Abbot. The 26 new homes are finished in a mix of crisp white and soft ivory render, natural grey slate and grey roof tiles which beautifully complement this exclusive address. Bacchante House at the entrance to the site is an opportunity not to be missed. This wonderful Victorian renovation is available as 4 beautiful town houses with 3, 4 and 5 bedrooms.

Each house has 3 floors and boasts wonderful features including lovely high ceilings.

At Cavanna, every home we build is considered and designed with you in mind. The superior level of workmanship and exacting standards in planning and construction means you will purchase a quality home to satisfy, and we hope, exceed your expectation.



Alexandra house type

Cavanna use the finest materials selected for longevity, function and performance. Our attention to detail and quality goes beyond the build, every Cavanna Home comes with contemporary fitted kitchens and bathrooms, the latest heating systems, excellent wall and loft insulation and double glazing as standard. This means your house is thermally efficient, comfortable and beautifully stylish.

Tailoring your dream home is a delight with Cavanna. Our superior range of finishes in the kitchen, bathroom and flooring means you can make your house a home before you even move in. Please do talk to one of our Sales Advisors about our standard choices and optional extras (subject to build stage at time of reservation).\*

\*This will depend on the build progress and when you reserve your plot.

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## YOUR NEW HOME

Every Cavanna Home at Wolborough Hill comes with a high spec as standard. Luxury finishes include Nest learning Thermostat heating controls, wine coolers and underfloor heating in the kitchen and some dining rooms and white goods supplied as standard in the kitchen or utility.

When you choose a Cavanna home you can be assured our friendly, professional and knowledgeable staff are always on hand for advice and assistance. Before you move in you will be invited to visit your home and be given a home demonstration of appliances, controls and fittings. You will be provided with a Home Owner's Manual and a Welcome Pack including manufacturers guarantees, warranties, instructions, registration details and information about looking after your new home.

We are a proud developer and we endeavour to deliver homes that enhance the community.



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## THE LOCATION



This exclusive address at the top of Wolborough Hill, has beautiful sweeping views over forests, fields and surrounding communities to the moorland beyond. Taking in the vistas from such a high vantage point you really feel at the top of the world and can soak up real blue sky living. The development will foster a secluded neighbourhood with outdoor tennis courts for residents to use at their own discretion as well as a large green landscaped area that is set back into the development. The park is planted with mature trees and you will find several seating areas and carefully selected timber play equipment nestled into the landscape. This will be a wonderful green environment to enhance your living space and it's right on your doorstep.





View from the development



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## THE AREA

Wolborough Hill is the perfect location for those who wish to have glorious countryside on their doorstep without sacrificing an easy commute and local amenities. Nearby there is an excellent primary school and the historic market town of Newton Abbot at the bottom of the hill has a thriving community with a wide range of facilities and amenities. You will find primary and secondary schools, a hospital, superstores, shops, a mainline railway station, cinema, race course and sports centres.

In addition to this, the iconic splendour of Dartmoor National Park is only a short drive away.



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Newton Abbot

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Dartmoor National Park

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Exeter

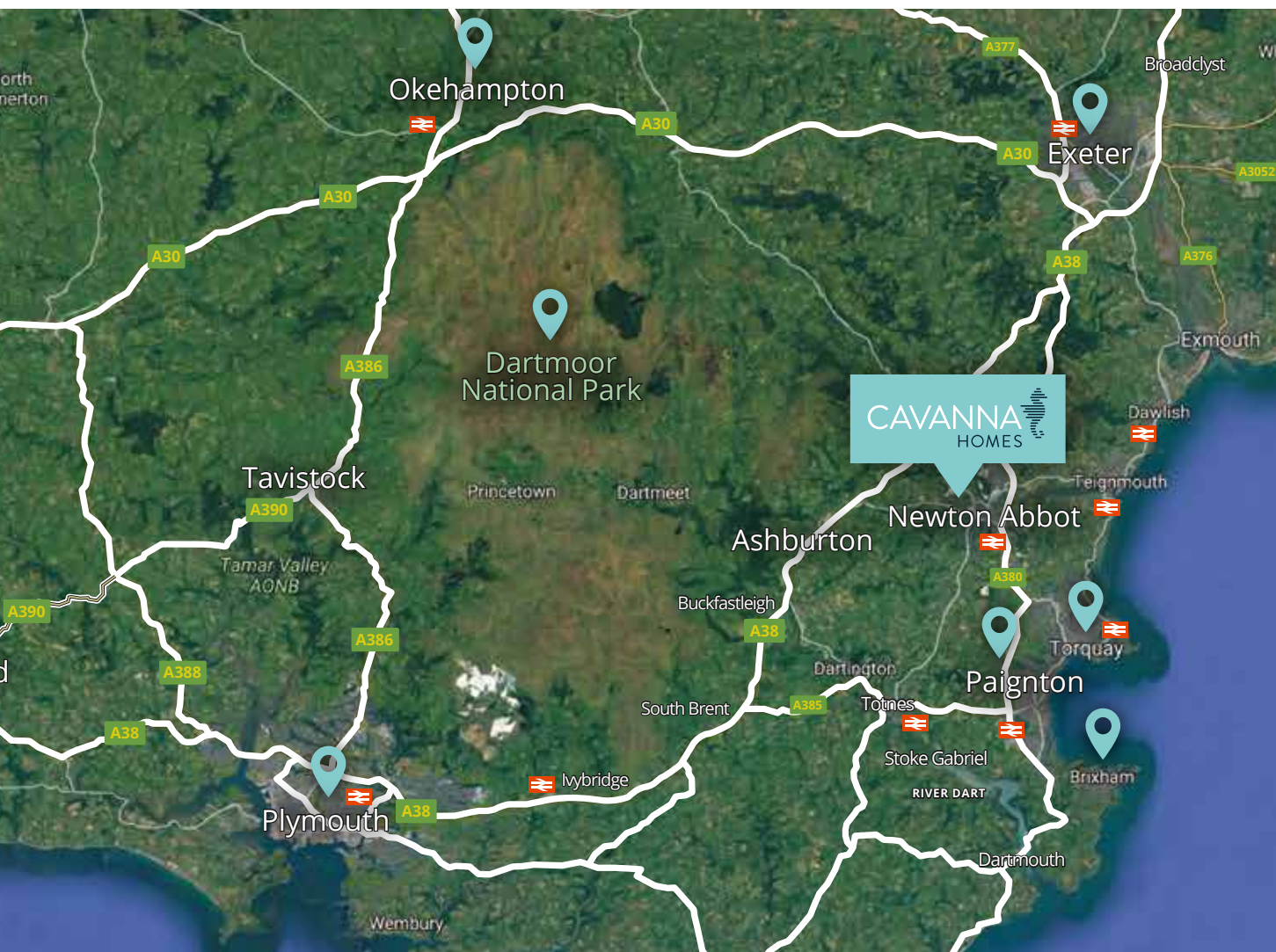
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Plymouth

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### Our commitments to the community

**£325,000** towards the provision of affordable housing within the administrative area of the Council

**£150,000** towards the upgrading of facilities at Decoy Country Park

Improvements to Powderham Road Footway

**£276,824** Community Infrastructure Levy to be paid to the Teignbridge Council

### Approx Driving Distances

Torquay – 20 minutes

Dartmoor National Park – 25 minutes

Exeter – 25 minutes

Plymouth – 45 minutes

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## ABOUT CAVANNA HOMES



Established in 1923 Cavanna Homes is a family business, building elegant homes for nearly a century. Now the largest independent house builder based in the South West, we take pride in our work and have a well-deserved reputation for constructing quality homes of the highest standard. We strive to provide our customers with a home that will be a solid foundation for your family.

A home to enjoy today and for years to come.

When you buy a Cavanna home you are buying from a company with nearly 100 years of experience, so you can enjoy the peace of mind that comes with a property built with years of expertise, backed up by an exemplary level of customer support and advice. So rest assured that our dedicated support will begin with your first contact and continue until long after you have moved in.

Our team will be delighted to provide you with two years of full aftercare following the completion of your purchase.

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## THE CAVANNA HOMES CUSTOMER CHARTER

### THIS IS OUR PROMISE TO YOU.

Our Customer Charter is to provide you with clear and concise information when viewing, purchasing and living on a Cavanna development and to ensure that you are provided with a quality new home.

- ✔ All of our marketing and advertising will be clear and truthful.
- ✔ From your initial enquiry you will receive friendly, professional and knowledgeable advice.
- ✔ Confirmation of the Layout and Specification of your home and details of all contractual information will be given to you, so that you can make an informed decision about the home you are intending to purchase.
- ✔ We will provide a clear description of the Sale process, together with details of your cancellation rights.
- ✔ You will be given clear and fair Contract of Sale Terms and Conditions.
- ✔ We will keep you informed of any significant change regarding the progress of your home.
- ✔ When visiting or living on our development you will be given Health & Safety guidance.
- ✔ Before occupation you will be invited to visit your new home, to familiarise yourself with the house and be given a demonstration of appliances, controls and fittings.
- ✔ You will be provided with a Home Owners' Manual and Welcome Pack, including Manufacturers guarantees, warranties, instructions, registrations details and information about looking after your new home.
- ✔ Should you have any issues with your new home you will be provided with details on our procedures and how to contact us.
- ✔ We will visit you once you have settled into your new home, so we may assist with any queries.





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## SPECIFICATION

Before you move in you will be invited to visit your home and be given a home demonstration of appliances, controls and fittings. You will be provided with a Home Owner's Manual and a Welcome Pack including manufacturers guarantees, warranties, instructions, registration details and information about looking after your new home.

### All homes at Cavanna @ Wolborough Hill include the following:

#### BATHROOMS & EN-SUITES

Roca Dama N white sanitaryware  
Roca Prisma basin with vanity unit to main bathroom  
Choice of colour co-ordinated wall tiles\*  
Mira Mode digital bathfill and shower to main bathroom in select properties\*\*  
Mira thermostatic shower to main bathroom and 2nd en-suite in select properties (where applicable\*\*)   
Mira Mode digital shower to master en-suite (where applicable\*\*)   
Stelrad curved chrome towel radiator to bathroom and en-suites  
LED chrome recessed spotlights

#### KITCHEN

Choice of Kitchen units\*  
Solid Worktop  
'Soft close' to cupboards and drawers  
AEG In-tower stainless steel oven  
Combination Microwave in-tower oven  
AEG 5 ring induction hob  
Built-in wine cooler  
AEG integrated extractor fan  
AEG integrated 50/50 split fridge freezer  
Washing machine to kitchen or utility\*\*  
AEG integrated dishwasher  
AEG condensor tumble dryer to utility  
LED chrome recessed spotlights to kitchen and utility  
Choice of ceramic floor tiles to kitchen\* \*\*  
Underfloor heating to kitchen and where applicable dining areas\*\*

#### CENTRAL HEATING

Stelrad radiators with thermostatic radiator valves (not on all radiators\*\*)   
System or combination boiler\*\*  
Programmable roomstat x2 (living and sleeping areas)  
Nest (or similar) Learning Thermostat

#### INTERNAL

Smooth finish painted ceilings throughout  
Painted timberwork and walls throughout  
Architrave and skirting throughout  
Stainless steel with white insert flush mounted style sockets and switches  
Dual USB double socket to kitchen and bedroom 1  
TV and telephone point to selected rooms\*\*  
Carbon Monoxide alarm  
Smoke detectors on each floor  
Gas fire on selected properties\*\*  
Internal pocket doors to select properties\*\*

#### EXTERNAL

1.8m close board fencing / mesh with planting (where applicable\*\*)   
Quality seeded turf to front and rear (where applicable\*\*)   
Aluminium double glazed windows (excluding Bacchante House which has double glazed wooden sash windows)  
Light to front  
IG front door with chrome furniture, eye viewer and door chain  
External tap  
Socket and light to garage (in select properties)\*\*  
External power socket

#### WARRANTY

10 year NHBC Buildmark Warranty  
2 year Cavanna Homes customer support

\* Subject to stage of construction - ask for details.

\*\* Ask Sales Advisor for plot specific details.

Specification correct at time of print but can vary.

Please check plot specific details with the Sales Advisor.

Images shown are from other Cavanna developments and are used for indicative purposes only.

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## CAVANNA @ WOLBOROUGH HILL SITE PLAN

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### 3 BEDROOMS

WINDSOR PLOTS 3, 4, 19, 20, 21

COACH HOUSE PLOT 23

BACCHANTE HOUSE – ETON PLOT 25

BACCHANTE HOUSE – MARLBOROUGH PLOT 26

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### 4 BEDROOMS

BROMPTON PLOT 15

HAMPTON PLOTS 6, 16, 17

KENSINGTON PLOTS 5, 14, 18

BUCKINGHAM PLOTS 9, 13

KEW PLOT 10

ALEXANDRA PLOTS 1, 2

BACCHANTE HOUSE – CAMBRIDGE PLOT 24

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### 5 BEDROOMS

BLLENHEIM PLOTS 8, 12

GROSVENOR PLOTS 7, 11

BACCHANTE HOUSE – REGENT PLOT 27

This site plan is for identification purposes only and is not intended to indicate precise details of landscaping, external works or plot boundaries. Purchasers must satisfy themselves with the details of the plot with the Sales Advisor. Information is correct at time of print but is subject to change.





PLAY AREA

SELF  
BUILD  
PLOT

## HOW TO GET THERE



From the A380 Penn Inn Roundabout junction, take the exit onto Torquay Road/A381. Turn left onto Church Road, then turn left to stay on Church Road. Bear slightly right onto Courtenay Road, followed by a sharp right turn to stay on Courtenay Road. Turn right onto South Road and the development is on your right hand side. Cavanna @ Wolborough Hill, off South Road, Newton Abbot, TQ12 1HQ

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