

Manor Gardens

— BUDOCK WATER —



5 SUPERB NEW HOMES IN AN IDYLIC SETTING NEAR FALMOUTH



Manor Gardens, Budock Water

The village of Budock Water, some 2 miles south west of Falmouth, is a former Manor, believed to date back 470 AD with links to Budoc, a Celtic saint. Indeed, Falmouth was itself originally part of the parish of Budock! Now a quiet village on the fringe of Falmouth, the rural surroundings of Budock Water, coupled with its mild climate, create an idyllic setting in which to live. Popular Budock Woods provide a notable annual display of bluebells, whilst the legendary jungle garden at Penjerrick Garden, as well as other gardens of note at Glendurgan and Trebah Garden, are testament to the exceptional climate of the area.

Nearby Pendennis Castle, built in the late 16th Century by Henry VIII to protect the Carrick Roads, may have been the catalyst that encouraged the growth of the town of Falmouth itself, today a fascinating mixture of quaint winding streets and a bustling modern town which draws visitors from around the world. Providing a local centre with a wide range of shops and amenities, good road and rail links create easy access to the county town of Truro (11 miles) and beyond, whilst the Combined Universities of Cornwall campus at Falmouth ensures that the town is the hub of creativity in Cornwall.

Steeped in maritime history, Falmouth is reputedly the third largest deep water harbour in the world and one of the UK's premier day sailing locations, famous as a busy port and with myriad sailing connections, including the Round the World and Tall Ships races, surrounded by beautiful scenery and with an abundance of café, bars and fine dining restaurants.

Falmouth is renowned for its beautiful setting with stunning views over the Carrick Roads and enjoys the same mild climate which enables gardens to flourish and its residents to enjoy the enviable lifestyle associated with living in this wonderful South Cornwall coastal location, surrounded by beautiful beaches, inlets, creeks of the Fal Estuary and coves and cliffs of the stunning Cornish Coastline with far reaching vistas from the South West Coast Path.

Manor Gardens is indeed a truly an enviable location in which to make your home

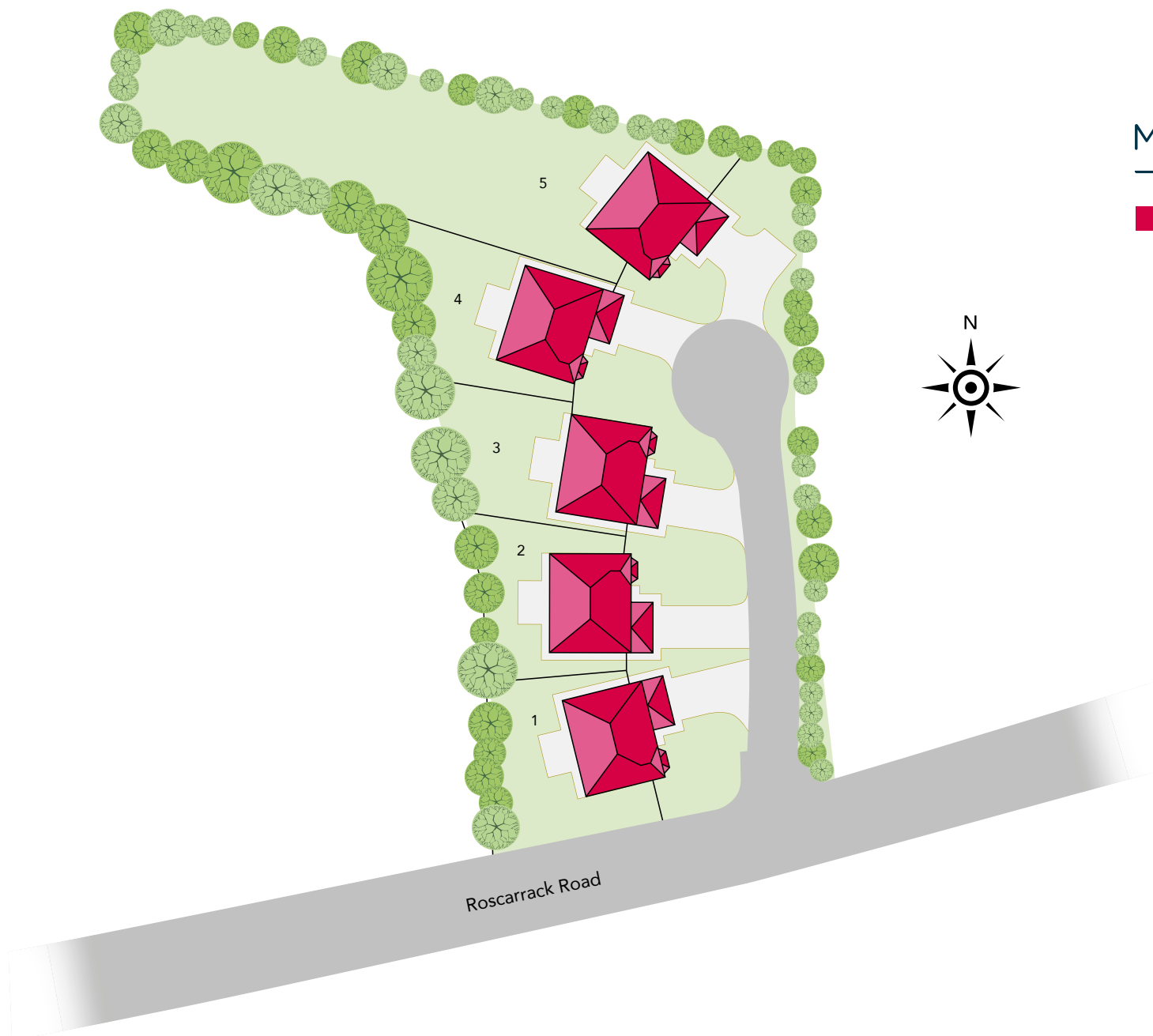
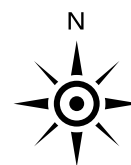
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 The Magnolia Plots 1, 2, 3, 4 and 5





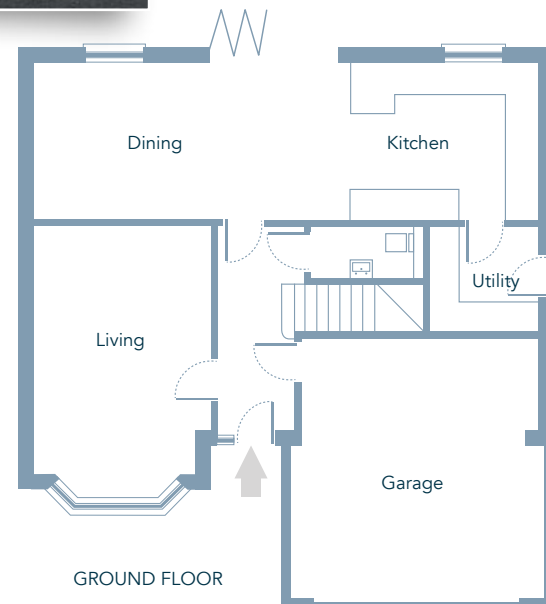
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The Magnolia Plots 1, 2, 3, 4 and 5

4 bedroom detached house with integral double garage

Living	5.11	x	3.64	16'9"	x	12'0"
Kitchen/Dining	10.40	x	3.23	34' 1"	x	10' 7"
Utility	2.23	x	2.16	7' 4"	x	7' 1"
Bedroom 1	4.05	x	3.49	13' 4"	x	11' 6"
Dressing Room	2.68	x	1.48	8' 10"	x	4' 11"
Bedroom 2	3.68	x	2.82	12' 1"	x	9' 3"
Bedroom 3	3.23	x	2.68	10' 7"	x	8' 10"
Bedroom 4	4.63	x	2.83 (max)	15' 3"	x	9' 4" (max)
Garage	5.33	x	5.19	17' 6"	x	17' 1"





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SPECIFICATION

KITCHEN

Fitted base and wall units
Soft close hinges and drawers
Quartz work surfaces with matching upstands and splashback to hob
Family breakfast bar
LED lighting to wall units and plinths
2 x Neff Slide and Hide single stainless steel fan ovens
Neff 80cm 5 zone induction hob
Neff concealed cooker hood
Neff integrated tall larder fridge
Neff integrated tall frost-free freezer
Neff integrated dishwasher
Stainless steel undermounted double sink bowls with draining grooves in quartz

UTILITY

Neff integrated washing machine
Space for tumble dryer
Fitted base and tall units
Duropal work surfaces and upstands
Stainless steel single bowl with drainer

FAMILY BATHROOM

White sanitaryware
Half height tiling to all walls extending to full height around bath
Thermostatic shower over bath with glass screen

Chrome plated heated towel radiator
Shaver socket
Illuminated /demisting mirror

ENSUITES

White sanitaryware
Half height tiling to all walls extending to full height in shower enclosure
Thermostatic shower
Chrome plated heated towel radiator
Shaver socket
Illuminated /demisting mirror

CLOAKROOM

White sanitaryware
Half height tiling to all walls

DRESSING ROOM OFF MASTER

BEDROOM (Magnolia Only)

Open fronted units to provide hanging and storage space

ELECTRICAL

Ample well placed double sockets
High level TV point in living room, dining room and all bedrooms
Second low level TV point in living room
Motion sensor operated night time lighting in bathroom and en-suites
Telephone socket in living room and smallest bedroom

Recessed LED lights in kitchen/dining room, utility, bathroom, en-suites, cloakroom and dressing room
Outside lights to front and rear door
Door bell
BT fibre connectivity

INTERNAL FEATURES

Stylish flush oak finished doors
Skirtings and architraves finished in white gloss paint
Smooth finish to ceilings
Engineered oak flooring in hallway, living room and cloakroom
Ceramic floor tiling in kitchen/dining room, utility, bathroom and en-suites

EXTERNAL FEATURES

Garden areas turfed
Paved pathways and feature patio areas
Black gutters and downpipes
Block paved driveways
UPVc anthracite grey double glazed windows
Aluminium Bi-fold doors
Slate roof
Natural stone features

HEATING

Underfloor heating on ground floor with radiators on first floor
Air Source Heat Pump

GUARANTEE

A full NHBC Buildmark 10 year warranty. Each home will be independently inspected during the course of construction by NHBC who will issue their certificate upon completion of the home.

All new homes will be sold in accordance with the Consumer Code for Home Builders. Please refer to www.consumercodesforhomebuilders.com or ask the Home Buying Advisor for further information.

NOTES:

Choice of finishes and fitments detailed in this specification are only available where stage of construction permits. Under the provisions of the Property Misdescriptions Act 1991, prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from Architect's working drawings.

Variations may occur in construction due to tolerances on materials or working practices. Purchasers should, therefore, satisfy themselves at the time of construction as to the actual finished dimensions.

Elevational treatments, window arrangements and materials may vary from plot to plot.

Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development.

These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a contract and purchasers are advised to check salient details for themselves.

Prior to exchange of contracts, purchasers will be required to inspect the working drawings for the property they are purchasing and confirm that they are satisfied regarding the details.

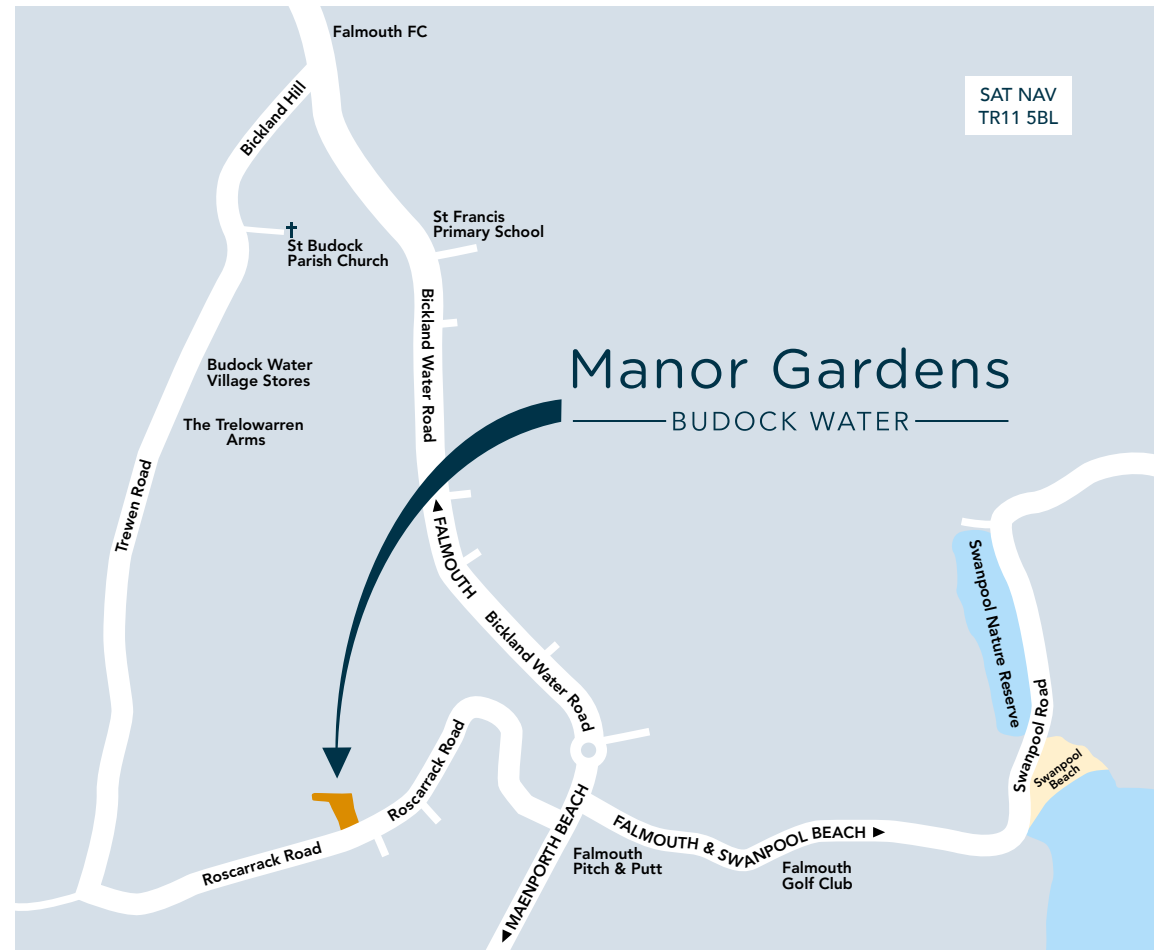


Established in 1974 and with 46 years' experience in delivering high quality new homes, Pearce Fine Homes has for many years been a leader in incorporating modern design and technologies in new homes. We continue to build energy efficient homes that reduce carbon emissions and support a sustainable future. With our in-depth knowledge of the industry, we can create a unique and bespoke home designed for contemporary living.

At Manor Gardens we have created a rare opportunity to buy a new home on the rural fringe of the historic south Cornwall town of Falmouth, well placed to enjoy the amenities of both Budock Water and the nearby town Falmouth. Here we have combined contemporary finishes with open plan living spaces to suit modern family lifestyles.

Working closely with local professionals and suppliers, employing our own experienced craftsmen, and sourcing quality materials and fittings, all help us to create homes of a superb quality that are both aesthetically pleasing and complementary to the surrounding area.

Wherever we build, we create well designed and innovative homes that are truly homes for the discerning buyer.



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