



OAKWOOD

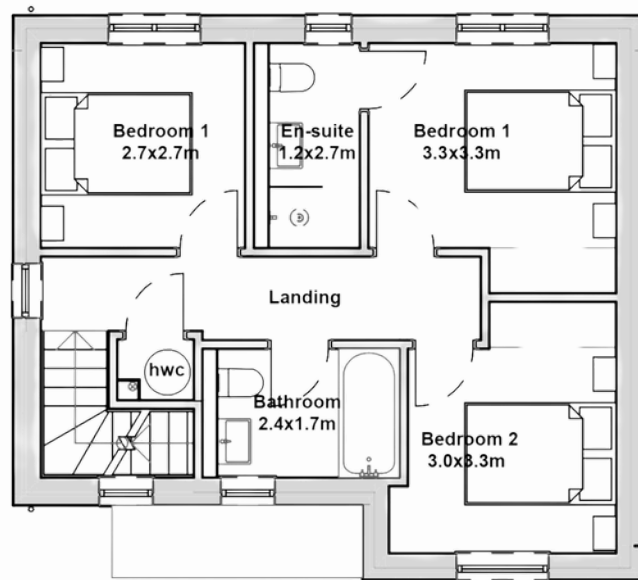
ST COLUMB MAJOR

Nestled in the charming village of St Columb Major, just off Barn Lane, lies a limited collection of ten exclusive, three-double bedroom detached family homes and bungalows, each set on generous plots amidst beautiful surroundings. These brand-new properties offer a relaxing living experience, featuring spacious interiors and parking for two cars, with the bungalows boasting an integral garage, up to an additional two parking spaces, and solar panels. Perfect for families or individuals seeking a new home in a small, close-knit community with ample outdoor space. Oakwood is ideally situated between the quaint market town of Wadebridge and the lively seaside resort of Newquay. The homes enjoy easy access to the A30 for convenient transport links, while Newquay Cornwall Airport is just four miles away, offering flights to various destinations. The historic town of St Columb is a vibrant community, offering a range of local shops, pubs, and amenities for residents to enjoy.

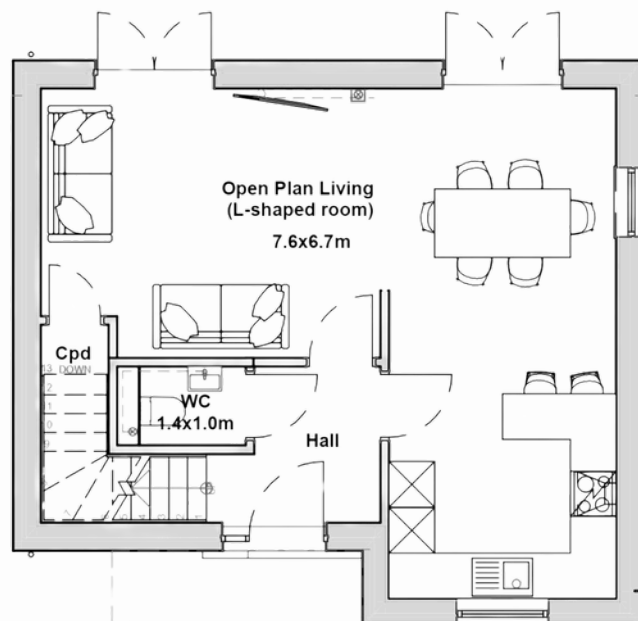


FLOOR PLANS

3-Bedroom House - 1001sqft



First Floor

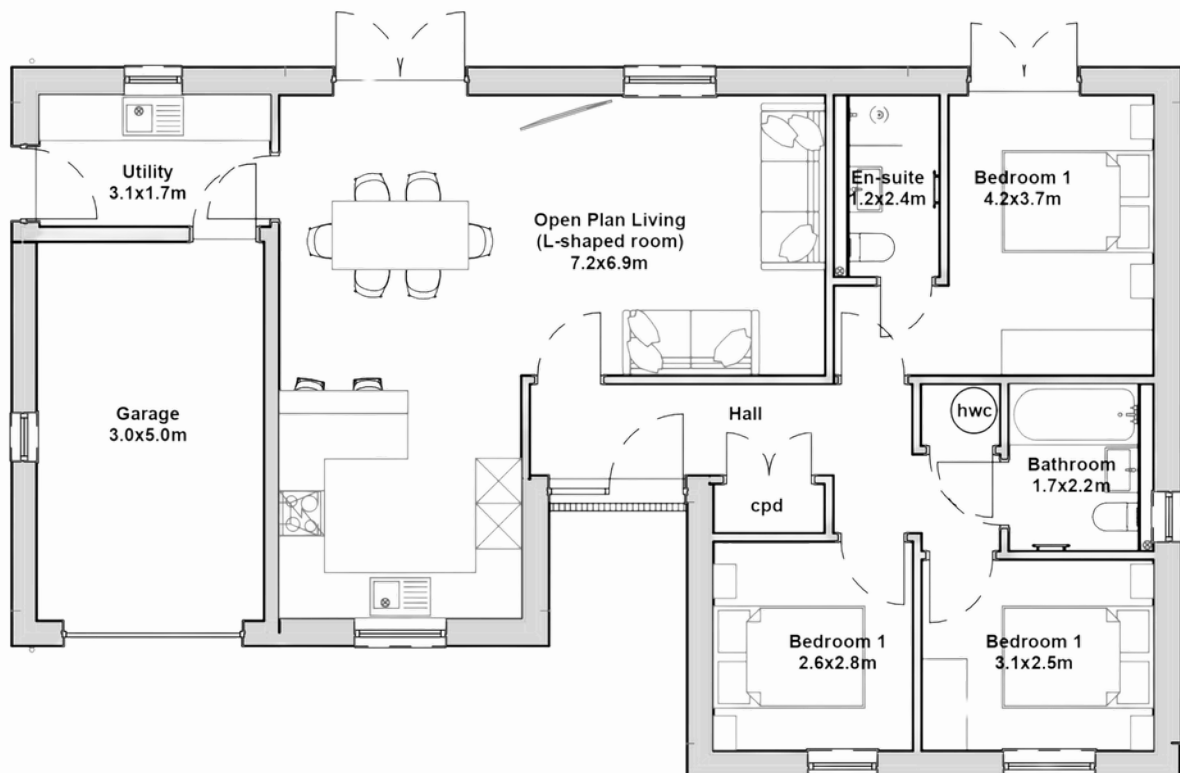


Ground Floor

**GIA 93sqm
Plots 1, 2, 3, 4 & 5**

FLOOR PLANS

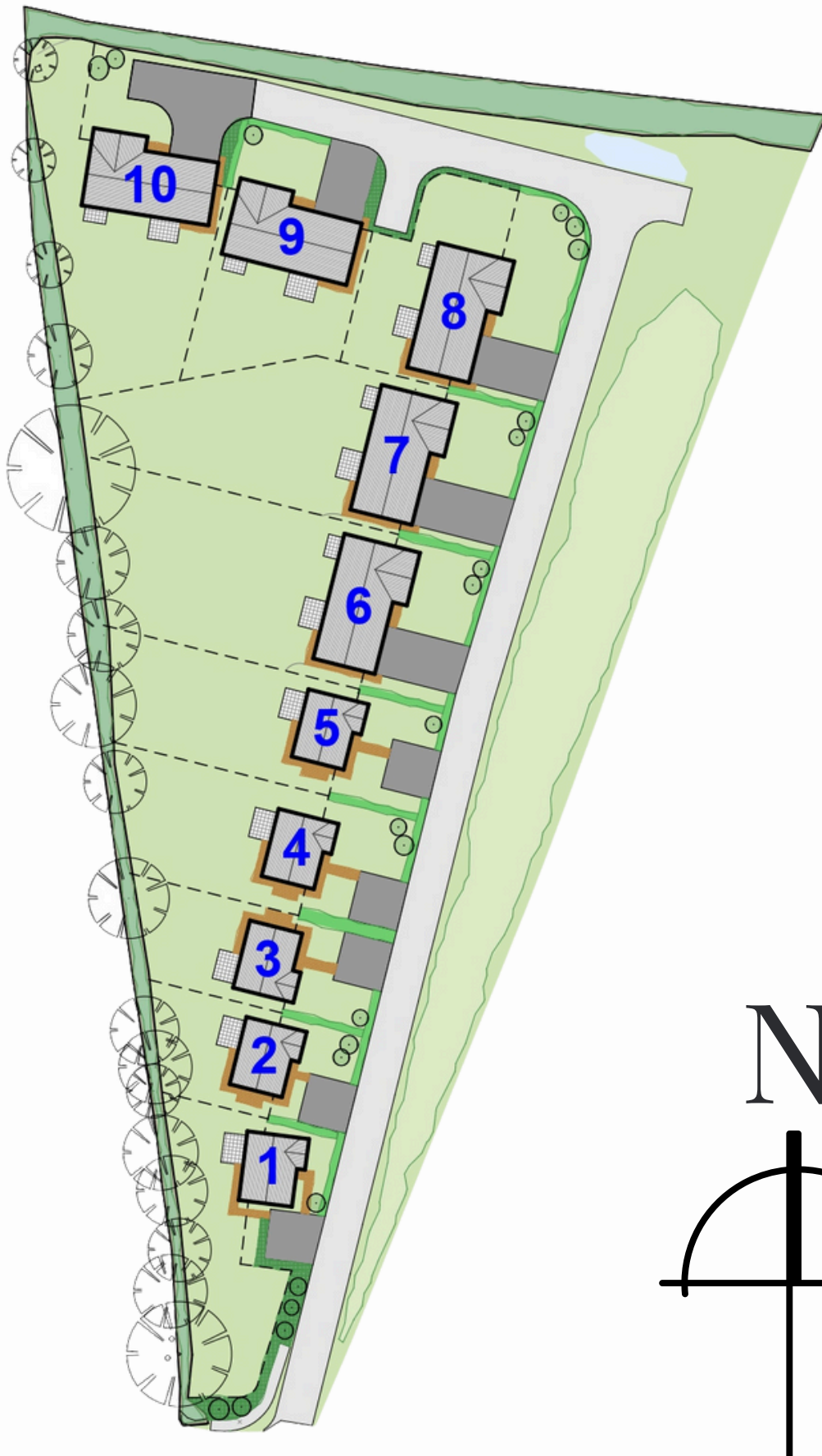
3-Bedroom Bungalow- 1,152sqft



Ground Floor

**GIA 107sqm
Plots 6, 7, 8, 9 & 10**

SITE PLAN



SPECIFICATION

Kitchen & Utility

- Contemporary kitchen
- Choice of 20mm Quartz Worktops and door finishes (subject to build programme)
- Undermounted 1.5 bowl stainless sink with chrome lever mixer tap
- Range of quality branded appliances to include:
- Multi-function oven
- Induction Hob
- Integrated fridge freezer and dishwasher
- Space for washing machine
- Extractor fan
- Separate Utility room (bungalows) with space for washing machine and tumble drier plus storage cupboard

Interior Finishes

- Contemporary, solid composite front door with chrome fittings
- Contemporary white painted internal doors with brushed fittings
- Square edge white painted skirtings and architraves with 'shadow gap' groove
- Smooth plastered and white painted walls and ceilings
- LVT flooring to ground floor and all bathrooms (choice of colours subject to build programme)
- Luxury carpets in all other rooms (choice for bungalow bedrooms to be carpet or LVT)
- Ample airing cupboard storage separate to the heating cupboard in all homes
- White painted square edge staircase spindles and balustrade to houses

Heating and Electrical

- Highly efficient renewable heating technology 'Air source heat pump' with pressurised, hot stored water cylinder
- Zoned underfloor heating to whole ground floor (excl. garage to bungalows)
- Thermostatically controlled radiators to all first floor rooms (to houses)
- Electric car charger installed
- Solar panels to bungalows to reduce energy bills
- LED downlights in hallway, kitchens, bathrooms, WC and En-suites
- Pendant lighting in all other rooms
- TV points to lounge and all bedrooms
- BT point
- Mains operated smoke and heat alarms

Bathrooms & En-Suites

- A choice of tiling in bathrooms and En-Suites to include:
- Full height in shower and bath areas
- Half height on walls with sanitaryware
- Contemporary sanitaryware, with concealed toilet cisterns and back to wall pans
- Slimline /low threshold solid shower trays and glass screens
- Wall mounted vanity unit with drawer to family bathroom and contemporary wall mounted basin to en-suites
- Chrome mixer taps and shower fittings – large 'drench' fixed shower head with separate handset to all bathrooms
- Electric shaver socket to master bathroom
- Fitted mirrors
- Heated towel rails to the bathroom and ensuite

External Finishes

- Grey PVCu high-performance double-glazed windows (white frames internally)
- Contemporary mix of off-white render and grey-blue brickwork
- Two sets of french doors leading onto the garden
- Very large rear gardens, and spacious front lawns
- Step free access to all front doors from the driveway
- Natural slate roof
- Private driveway parking for at least 2 cars
- Paved patio included
- External cold tap
- External lighting to the front and rear of homes
- External power supply socket
- Block paved driveways
- Gardens laid to lawn and hedging plants to front gardens as per landscaping site plan
- Garages to bungalows with power supply and access to the house via the utility

Peace of Mind

- High levels of insulation to the external walls, ground floors and loft/roof space for thermal performance
- 10 year structural warranty by Buildzone
- 2 year Kingsley Developments warranty
- Management company setup to look after communal estate road, drainage, and any communal landscaping





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ST COLUMB MAJOR

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