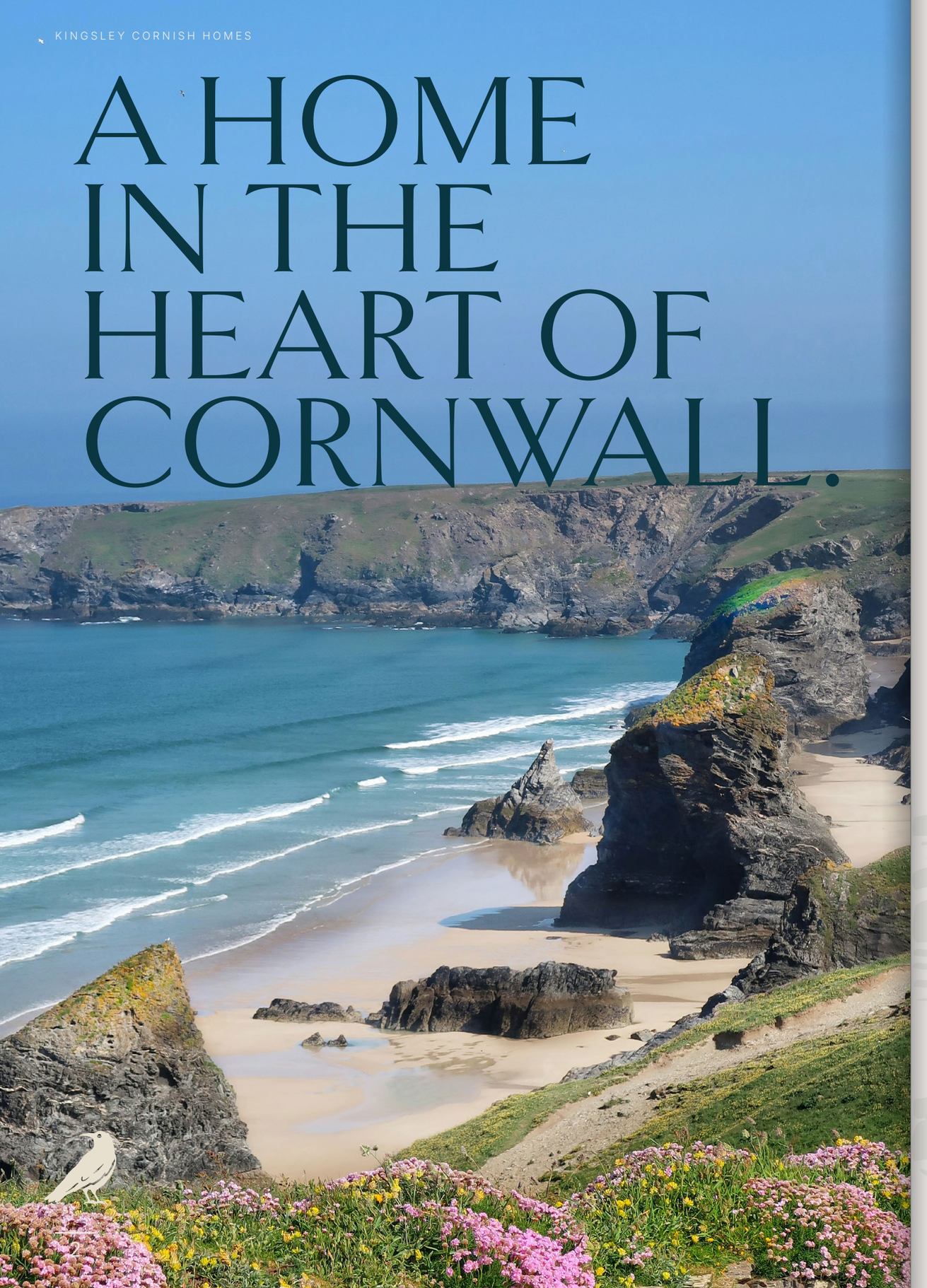
THORNTON GARDENS

ROCHE

Est. 1978

KINGSLEY

A HOME IN THE HEART OF CORNWALL.



A collection of 24 traditional Cornish bungalows in the heart of mid Cornwall.

There is a particular kind of Cornwall that visitors rarely see. It is the Cornwall of granite and clay country, of moorland and working land, of villages that have quietly gone about their lives for centuries. Roche sits at the very centre of it, moments from the A30, close enough to both coasts and to Bodmin, Newquay, St Austell and Truro that nothing ever feels far away.

It felt like the right place for these homes, because what we are building here belongs to that same quiet tradition. These are homes drawn from Cornwall's own architecture, made honestly and made to last, yet designed around the way people actually live now. Warm, light and comfortable from the very first morning.

A PROPER VILLAGE, IN EVERY SENSE.

A village for life

Roche is the kind of village that new developments usually only borrow the idea of. Life here still moves at its own pace, set by the village itself rather than the everyday scramble, with community life that has grown over generations rather than been designed in. Watching over it all is Roche Rock, where a hermit's chapel has stood built into the granite since the fifteenth century, a quiet reminder that this has always been somewhere people call home. For young families, that means growing up somewhere real. For those who have done the commuting and the crowds, it means finally living somewhere that feels like it again. Roche is proper village life, not a version of it.

- Shops, stores & post office
- GP surgery & vets
- Roche Station
- Regular buses
- Pre-school & primary school
- Pubs & village hall
- Fish and chip shop & local eateries
- Sports facilities & play park





EVERYTHING, CLOSE BY.

Central to Cornwall, true to itself.

One of the lovely things about living in the middle of Cornwall is that nothing feels far away. Roche sits moments from the A30, putting Truro, Bodmin, Newquay and St Austell all within easy reach, and a new multi million pound link road to St Austell has made the daily journey smoother still. Day to day, you have shops and a post office, a GP surgery and pubs within the village itself, a primary school rated Good by Ofsted, and secondary schools at Brannel and Poltair close by. Roche keeps its own railway station, with services to Newquay and Par, where the main Cornish line takes over, and regular buses run to St Austell, Bodmin and Truro.

Then there is the coast, or rather both of them. Newquay and the surf beaches sit half an hour north, while the gentler harbours and coves of Charlestown, Carlyon Bay, Par Sands and Porthpean lie just as close to the south. All the pleasure of the coast, none of the seaside town compromises. And in between, the Eden Project, the Clay Trails, Luxulyan Valley, Cardinham Woods and Bodmin Moor are all on the doorstep, with Fowey and Mevagissey waiting whenever a lazy harbour lunch calls.



KINGSLEY CREATE SMALL COMMUNITIES OF HIGH QUALITY HOMES



SITEPLAN

Twenty-four homes, a small private community with no through road and large gardens.

Key

- PETROC - 3 Bedroom Bungalow
- PIRAN - 2 Bedroom Bungalow
- SENARA - 2 Bedroom Bungalow
- NEOT - 2 Bedroom Bungalow



N

OLD SOUL, NEW BUILD.

All the character of the old Cornish home, and none of the draughts.

The homes at Roche put that inheritance to work. Front-facing gables, pitched natural slate roofs and crisp white render give them the settled, familiar character of Cornish cottages and farmhouses. From the street, they simply belong, as if the village had grown a little in its own image.

Inside, everything the old homes struggled with has been quietly resolved: efficient air source heating instead of smoking hearths, underfloor warmth instead of cold flagstones, generous insulation doing what once fell to an extra jumper and a well-stoked fire.

Because the details we design and build make our homes characterful. It's there in the shape of the front door, in the pitch of the roofline, in the way the light falls through a proper window. From the moment you arrive, it feels less like moving in, and more like coming home.

1. ### Natural slate roofs and hung cladding
   Pitched natural slate on the roof and hung slate on the walls, no concrete tiles in sight, the classic Cornish way of keeping the weather out, done with a more elegant hand.

2. ### Flush casement windows
   Timber style casements with a white woodgrain finish, set flush the way Cornish windows always were.

3. ### Terracotta plinths and ridges
   Terracotta brick plinths and ridge tiles tie the elevations together in the classic Cornish palette.

4. ### Crisp white render
   White painted render, fascias and rainwater goods, as quietly Cornish as details come, and made to stay that way with next to no upkeep.

5. ### A Reed Green front door
   A traditional four panel composite door in Reed Green, the welcome these homes were always meant to have.

6. ### Proper gardens
   Green hedges, spacious front lawns and large rear gardens, all laid when you move in, a courtesy most new developments gave up on long ago.



PETROC

Traditional bungalow

Detached

1,108 sqft 103 sqm

- 3 Bedroom
- 2 Bathroom
- Garage
- Large garden

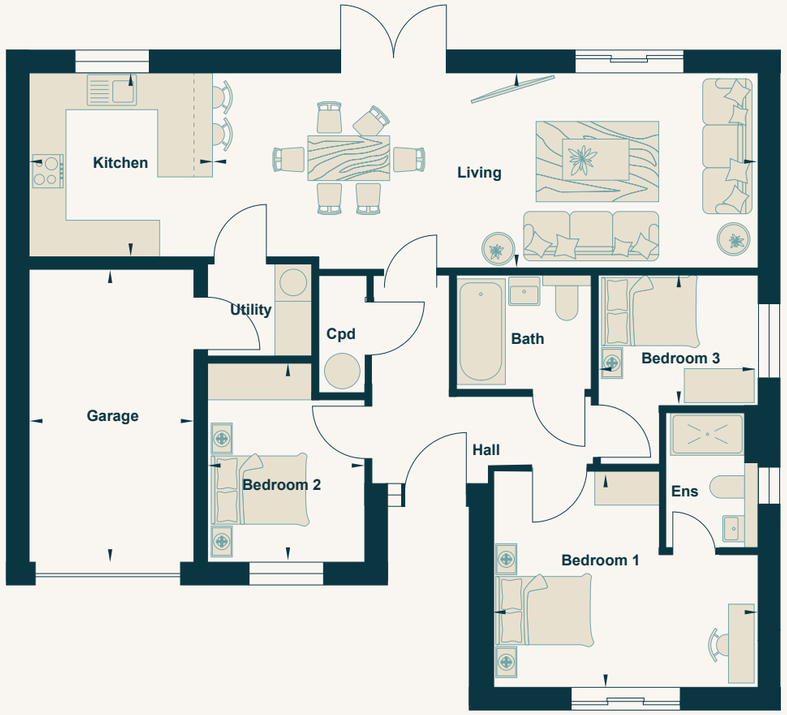
The largest home at Roche, with a living space that runs over twenty nine feet from end to end.

The Petroc is single level living at its most generous. The open plan living and dining room stretches the full depth of the home, opening onto the patio and garden through wide French doors, with the kitchen and its quartz worktops alongside. A separate utility room keeps the washing machine and tumble drier out of earshot.

Bedroom one has its own ensuite shower room, with two further bedrooms served by the family bathroom, so the third can be a bedroom, a study or whatever the year requires. A garage with power, driveway parking for two cars and turfed gardens front and rear.

PETROC

Traditional bungalow



Kitchen	3.01m x 3.02m	9′11″ × 9′11″
Living/Diner	8.89m x 3.51m	29′2″ × 11′6″
Bedroom 1	4.34m x 3.26m	14′3″ × 10′8″
Bedroom 2	2.57m x 3.24m	8′5″ × 10′8″
Bedroom 3	2.59m x 3.07m	8′6″ × 10′1″
Garage	2.70m x 4.64m	8′10″ × 15′3″

The Petroc is planned around comfortable everyday living. The kitchen, with quartz worktops as standard, sits alongside a living and dining room of over twenty nine feet, with French doors onto the patio and garden beyond. Traditional and modern kitchen styles available across the range, subject to early reservations and build programme.

This floorplan is for illustrative purposes only share the same basic layout, but individual plot dimensions, handings (mirror images) and external finishes may vary. All measurements, room sizes, and layouts are approximate and should be independently verified. This plan does not form part of any offer or contract.





PIRAN

Traditional bungalow

Detached

915 sqft 85 sqm

2 Bedroom

2 Bathroom

Garage

Large garden

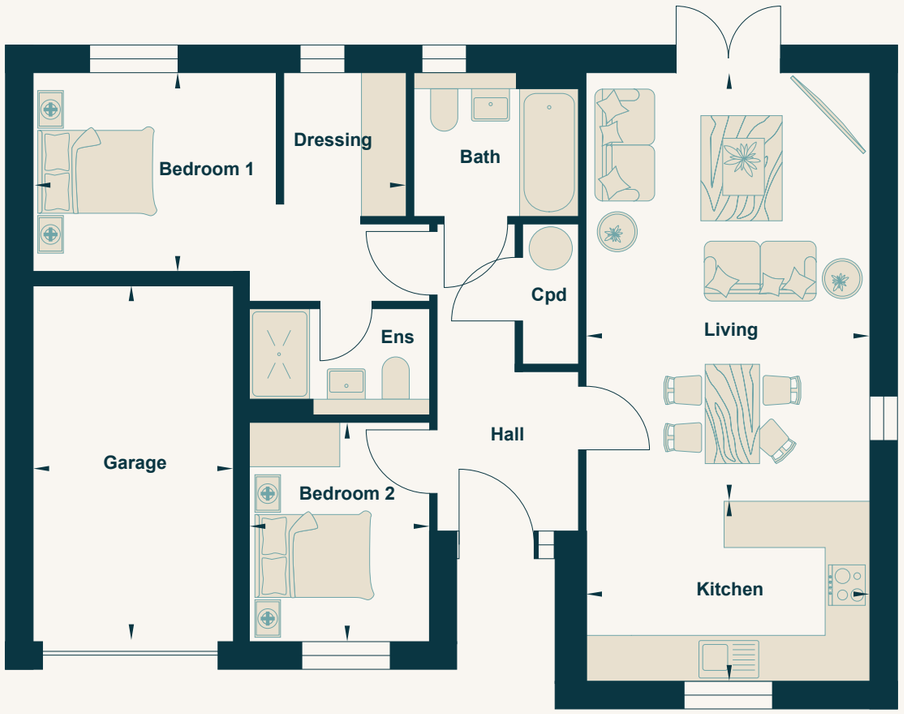
A nineteen-foot living and dining room anchors two bedrooms, including a master suite with dressing area and ensuite.

The Piran is planned around comfortable everyday living. The kitchen, available in a choice of traditional or modern styles, with its peninsula breakfast bar and quartz worktops, opens to a living and dining room of nearly nineteen feet, with French doors onto the patio and garden beyond.

Bedroom one comes with its own dressing area and ensuite shower room, a touch usually reserved for far larger homes, while bedroom two sits beside the family bathroom. A garage with power, driveway parking and turfed gardens front and rear complete the picture.

PIRAN

Traditional bungalow



Kitchen	3.80m x 2.39m	12′6″ × 7′10″
Living/Diner	3.80m x 5.75m	12′6″ × 18′10″
Bedroom 1	5.00m x 2.67m	16′5″ × 8′9″
Bedroom 2	2.40m x 2.93m	7′10″ × 9′8″
Garage	2.71m x 4.79m	8′11″ × 15′9″

The Piran is planned around comfortable everyday living. The kitchen, available in a choice of traditional or modern styles, with its peninsula breakfast bar and quartz worktops, opens to a living and dining room of nearly nineteen feet, with French doors onto the patio and garden beyond.

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SENARA

Traditional bungalow

Semi-detached

753 sqft 70 sqm

2 Bedroom

2 Bathroom

2 private parking spaces

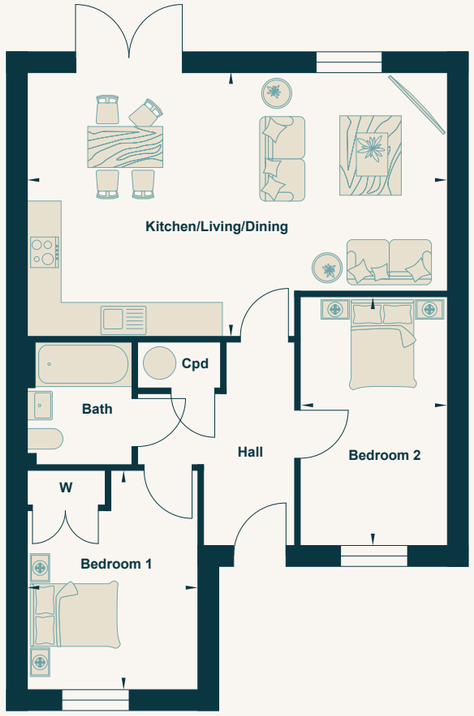
The Senara's kitchen, living and dining room runs to over twenty four feet, with two bedrooms set quietly apart down the hall.

The Senara is the simplest plan at Roche, and all the better for it. Almost half the home is given to one light filled kitchen, living and dining room of over twenty four feet, with the quartz topped kitchen at one end and French doors to the garden at the other. Two private parking spaces come as standard, a rare find for a semi-detached home of this size.

Both bedrooms sit off the hall away from the living space, bedroom one with fitted wardrobe space, and the bathroom between them. With turfed gardens, a full size patio and driveway parking, it is an easy home to run and an easy home to love.

SENARA

Traditional bungalow



Kitchen/Living/Dining	7.47m x 4.68m	24’6” x 15’4”
Bedroom 1	3.03m x 3.88m	9’11” x 12’9”
Bedroom 2	2.64m x 4.41m	8’8” x 14’6”

The Senara is planned around comfortable everyday living. One light filled room brings together kitchen, living and dining, running to over twenty four feet, with a choice of traditional or modern kitchen styles and French doors onto the patio and garden beyond.

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NEOT

Traditional bungalow

Semi-detached

592 sqft 55 sqm

2 Bedroom

1 Bathroom

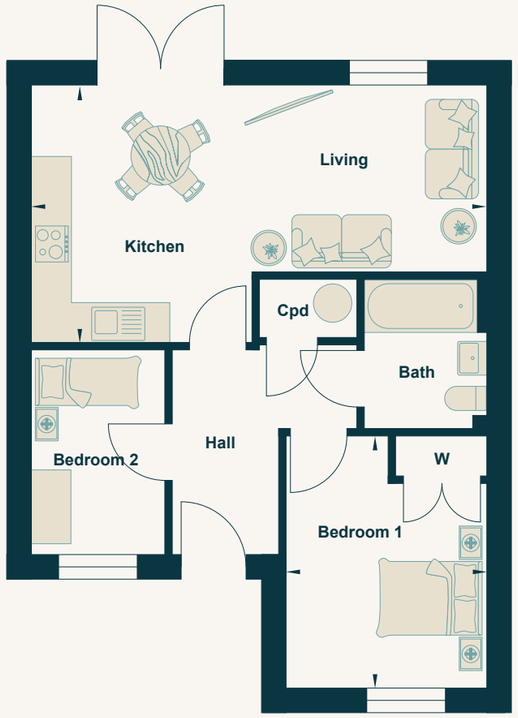
Private parking space

The Neot brings together a light filled living and dining space with a separate kitchen alongside, arranged around a central hall.

The kitchen sits neatly to one side, with room for cooking and quick meals, while the living room opens through to a bright dining area with doors out to the garden. Bedroom one and bedroom two sit quietly apart from the living space, served by a family bathroom and a separate WC just along the hall, with a built in cupboard keeping everyday storage close at hand. Parking space comes as standard, a genuine rarity for a semi-detached home of this size.

NEOT

Traditional bungalow



Kitchen/Living/Diner	7.03m x 3.94m	23'1" x 12'11"
Bedroom 1	3.15m x 3.86m	10'4" x 12'8"
Bedroom 2	2.07m x 3.15m	6'9" x 10'4"

Kitchen shown in a modern style. Traditional and modern kitchen styles available across the range, subject to early reservations and build programme.

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MADE FOR MORNINGS LIKE THIS.

Kitchens made for everyone to gather.

The interiors at Roche are built around the things you use every day, done properly. Kitchens are oversized, with peninsula breakfast bars built for the whole family to gather round, and quartz solid stone worktops as standard. Living spaces are open plan and genuinely large, and the bathrooms are contemporary and luxurious rather than the builder's basic most developments settle for.

Just as important is what you feel rather than see. The air source heat pump and high levels of insulation keep every room evenly warm through a Cornish winter and comfortable through summer, quietly and at a running cost the old granite cottages, or the tired 20th century bungalows many of us grew up in, could never have dreamed of.

Those old Cornish homes had the character. These have the character and the comfort.

WARMER, QUIETER, & KINDER TO RUN.

Sustainability at Roche is not a badge pinned on at the end.

Every home is designed to need less. Less energy, less maintenance, less worrying about the next bill. Air source heat pumps deliver even warmth without a gas supply in sight, and generous insulation keeps it exactly where it belongs, holding comfort in a way the old granite cottages never quite could.

The result is a home that feels better every day and costs less every month, built to make sense for years to come. The same thinking runs through the outside too, with modern materials and careful detailing that ask little of you, so weekends are for the garden, not the maintenance list.



Air source heat pumps.

Efficient, low carbon heating and hot water.

High performance insulation.

Comfortable in February, cool in July.

Low maintenance exteriors.

Built to weather Cornwall gracefully.

EPC B rating

THE SPECIFICATION

Everything listed here comes as standard.



Kitchen & Utility

- Choice of modern true handleless or traditional shaker kitchens
- Chrome or brass fittings, with swan-neck mixer tap
- Choice of door and carcass colours
- Solid quartz worktops to kitchen and utility
- Undermounted 1.5 bowl stainless steel sink with mixer tap
- Bosch multi-function oven, induction hob and extractor
- Integrated Bosch fridge freezer and full-size dishwasher
- Seperate utility room with washing machine and dryer space to select housetypes

Bathrooms

- Contemporary sanitaryware with concealed cisterns and back-to-wall toilets
- Choice of tiling to bathrooms and ensuites
- Slimline, low-threshold shower trays with glass screens
- Large drench shower head with separate handset with concealed pipework
- Wall-mounted vanity unit to family bathroom
- Wall-mounted basin to ensuites
- Chrome heated towel rails to bathroom and ensuite
- Electric shaver socket to master bathroom
- LED mirrors to all bathrooms

Flooring, Storage & Joinery

- LVT oak effect plank flooring to central living spaces and all bathrooms.
- Luxury carpets to bedrooms
- Oak internal doors with brass/chrome handles
- White painted skirtings and architraves

Electrical

- Electric car charger installed
- Full fibre broadband connection
- TV points to lounge and all bedrooms
- LED downlights to hallway, kitchen, bathrooms, WC and ensuites
- Pendant lighting to all other rooms
- External lighting to front and rear of homes
- Mains-operated smoke and heat alarms

Heating, Energy Efficiency & Renewables

- Air source heat pump with pressurised hot water cylinder — no fossil fuels
- Zoned underfloor heating to the whole ground floor (excluding garage)
- Highly insulated, airtight building fabric, lowering energy bills
- uPVC Double Glazed windows

External Finishes & Landscaping

- Painted sand and cement render with natural hung slate cladding
- Natural slate roofs
- Traditional flush-casement UPVC windows in white wood-grain finish
- Reed Green 4-panel front door with chrome fittings
- Terracotta brick plinths and ridges for a classic Cornish palette
- Wide French doors to patio and garden
- Large rear gardens and lawned front gardens, turfed on completion. Beech hedging and native trees to every front garden.
- Driveway parking for 2+ cars in herringbone block paving, plus garage on Petroc and Piran housetypes
- External power supply
- Paved patio, external cold tap and lighting to front and rear

Peace of Mind

- High levels of insulation to walls, floors and roof
- 10-year Protek insurance-backed structural warranty
- 2-year Kingsley Developments snagging warranty
- Management company for communal estate roads, mains foul drainage and landscaping

THE CONFIDENCE OF A KINGSLEY HOME.

Kingsley is a proudly Cornish developer, covering the whole journey from land and planning through to the finished home, and building homes that are genuinely worth being proud of.

With in house design expertise by Chartered Architects, direct build management and long standing, local contractors, we keep close control of every detail from first concept to final handover, maintaining one of the highest levels of design and quality in the industry. It is a standard of finish most developers at this scale simply don't match. And because we build in small, close knit collections rather than sprawling phases, our buyers enjoy a far more personal experience along the way, with direct contact with the people building their home, honest progress updates, and opportunities to make selected choices where the build programme allows.

KINGSLEY GROUP OVERVIEW

01. **Land and Planning**
Trusted land and planning partners, grounded in Cornwall. We guide landowners forward with care, clarity and deep local knowledge.

02. **Traditional Cornish Home Developments**
Thoughtfully integrated collections inspired by local country and coastal architecture, extending existing villages with traditional character & modern comfort.

03. **Signature Unique Small Developments**
Exclusive homes crafted to an exceptional standard, each with a unique architectural theme drawn from its immediate Cornish setting.

04. **Financial Security and Cornish Focus**
An entirely debt free business, wholly focused on Cornwall. We deliver what we promise, and see every project through properly.

FIND YOUR PLACE AT ROCHE

Roche

Roche is positioned at the very heart of mid Cornwall, moments from the A30 with easy reach of Bodmin, Newquay, St Austell and Truro. You've got everything on your doorstep.

david ball
New Homes

Contact:

01637 850850

sales@dba.estate

davidballagencies.co.uk

Viewing strictly by appointment through our sole selling agents

Protek Warranty

Consumer Code for NEW HOMES

Every home at Roche comes with the security of a 10-year Protek insurance-backed structural warranty, so you can move in with complete confidence." 2 year Kingsley warranty for those minor snags

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