





Heanton Lea Gardens is situated off the A361 between Chivenor and Brauton. The development comprises a mix of 56 two, three and four bedroom open market properties, and 24 affordable properties.

The properties are constructed in a traditional manner with brick, render and cladding to the external elevations. Internally, the properties have excellent room proportions and are finished to a high, crisp, modern specification.

Within the development there are areas of public open space and footpaths. To the North of the development is an additional area of woodland planted with native species and left as a wildlife habitat. These areas will be maintained by a management company which all property owners will be a member of and contribute towards.



The Local Area

Nearby is the local village of Braunton which sits at the centre of the North Devon Area of Outstanding Beauty, including the fertile low-lying Braunton Great Field and Braunton Burrows the core area in the North Devon Biosphere Reserve and the largest sand dune system in England.

In recent times Braunton has become a hub for surfing enthusiasts as the main road takes you to three of the South West's best surf beaches of Saunton, Croyde and Woolacombe. There are also walking links to The South West Coast Path and The Tarka Trail which pass through the village.

Braunton itself offers everything you need from shopping facilities, churches, public houses, banks, schools, sporting clubs, art galleries, museums and much more.



About Chichester Developments

Founded in 1993 on the simple principle of building quality homes in desirable locations, Chichester Developments has evolved and changed, but this ethos is still at the heart of the business today and has resulted in an enviable reputation in the area.

The company has a strong team of key employees whose task it is to deliver carefully designed, quality homes to suit modern lifestyles. The team takes pride in its developments and has maintained an excellent reputation and record with NHBC and LABC.



HEANTON LEA GARDENS

BRAUNTON



The Sandpiper Image is indicative of style of property

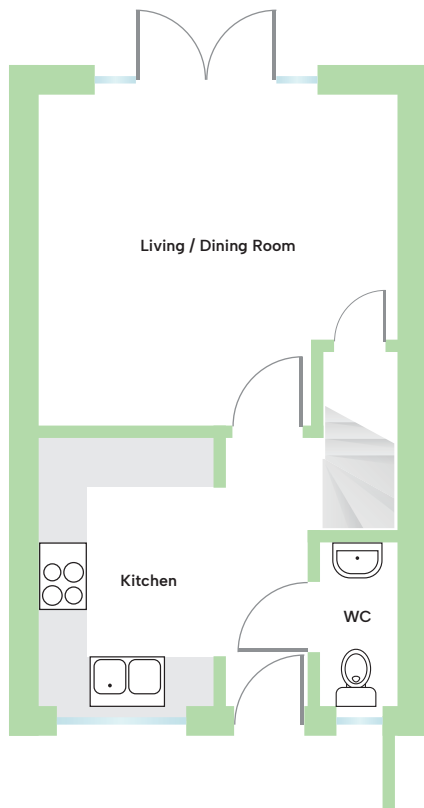
This two bedroom property comprises a kitchen and lounge/diner with French doors opening out into the garden. There are two bedrooms and a family bathroom on the first floor. All plots have two parking spaces at the front of the property.

The Sandpiper

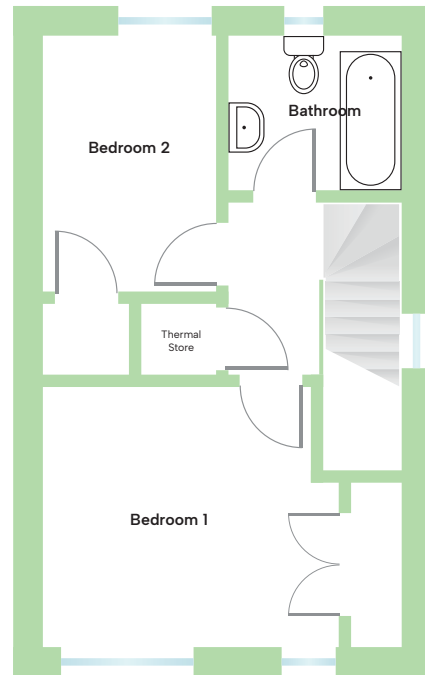
Phase 2

PLOTS 26, 50 • PLOTS 27, 51 (HANDED)

GROUND FLOOR



FIRST FLOOR



Living / Dining Room

4.42m(max) x 3.04m

Kitchen

3.33m x 2.22m

Bedroom 1

3.64m(max) x 3.23m(exc. wardrobe space)

Bedroom 2

3.30m x 2.14m(exc. wardrobe space)

Bathroom

65m²

Heanton
Lea Gardens
BRAUNTON

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The Curlew Image is indicative of style of property

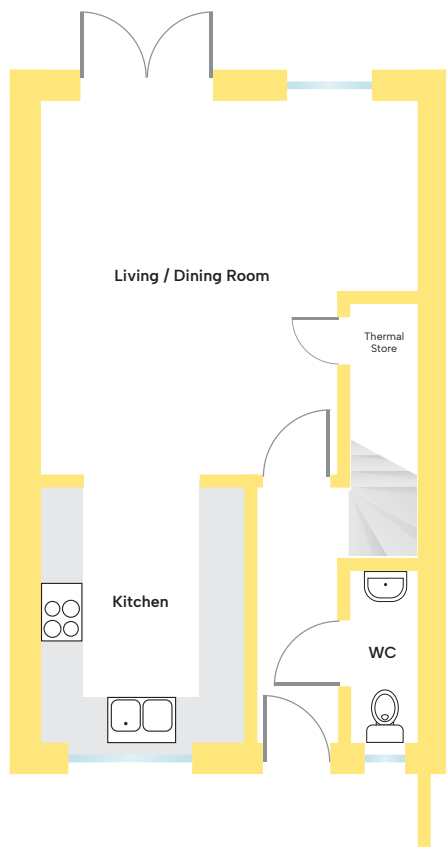
This three bedroom property comprises a living/dining room with French doors opening into the garden, kitchen and cloakroom. The first floor has a master bedroom with en-suite, two further bedrooms and a family bathroom. Parking for two vehicles at the front of both plots.

The Curlew

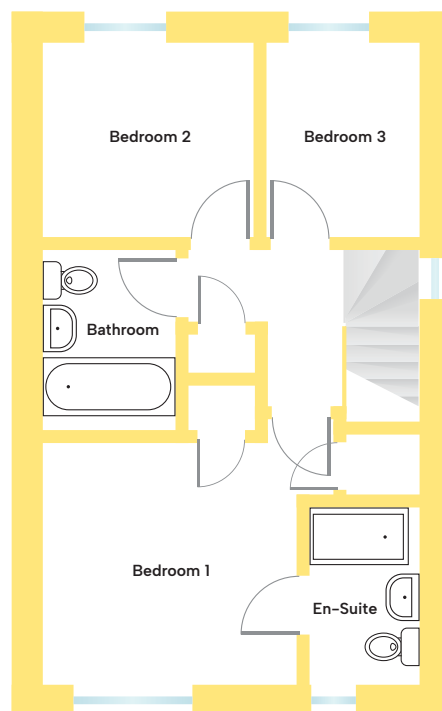
Phase 2

PLOTS 38, 39

GROUND FLOOR



FIRST FLOOR



Living / Dining Room

5.02m (max) x 4.89m (max)

Kitchen

3.41m x 2.76m

Bedroom 1

3.39m x 3.23m (exc. wardrobe space)

En-suite

Bedroom 2

2.84m x 2.54m

Bedroom 3

2.54m x 2.10m

Bathroom

84m²



The Lapwing Image is indicative of style of property

This three bedroom property comprises a kitchen/dining room with French doors opening into the garden, living room and cloakroom. The first floor offers three bedrooms and a bathroom. There is a single garage each to plots 46 and 47, and parking for two vehicles on all plots.

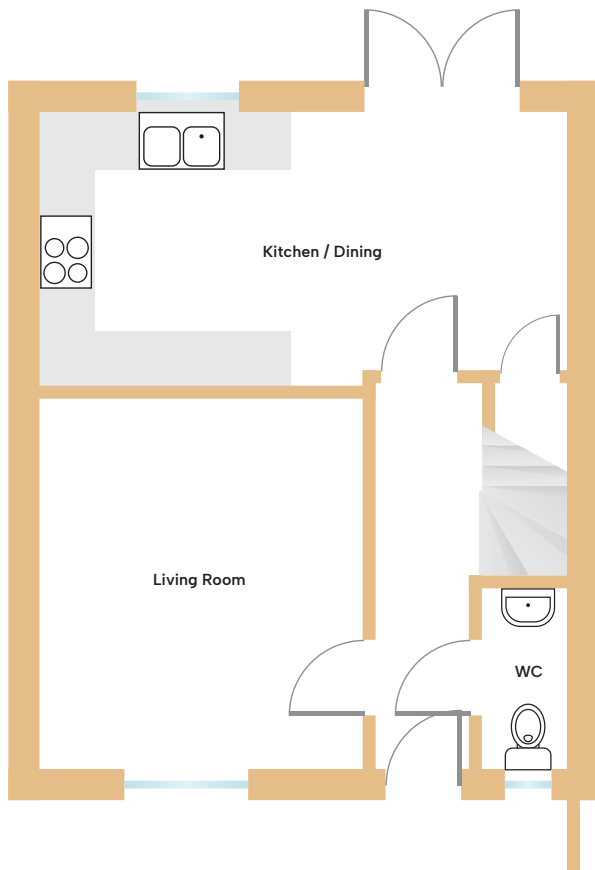


The Lapwing

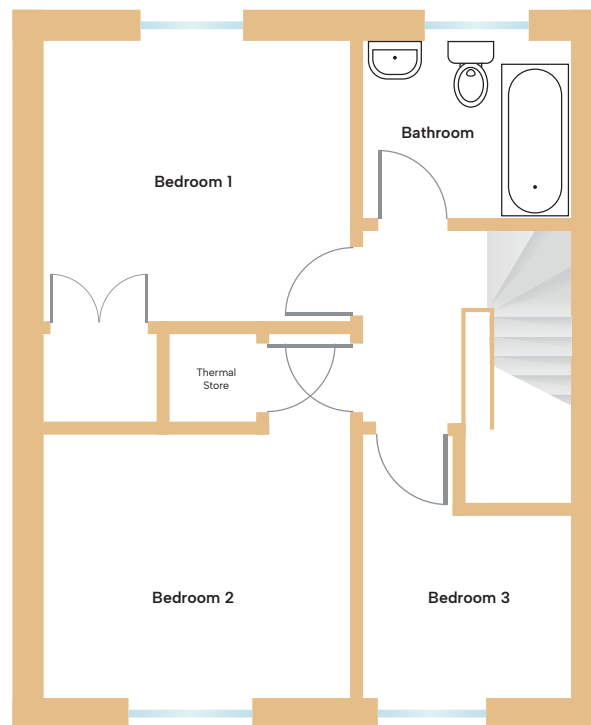
Phase 2

PLOTS 52, 53

GROUND FLOOR



FIRST FLOOR



Living Room

4.11m x 3.60m

Kitchen / Dining Room

5.88m x 3.06m

Bedroom 1

3.44m x 3.13m

Bedroom 2

3.44m x 2.93m (min)

Bedroom 3

2.35m x 2.04m (min)

Bathroom

84m²



The Lapwing+ Image is indicative of style of property

This three bedroom property comprises a kitchen/dining room with French doors opening into the garden, living room and cloakroom. The first floor has a master bedroom with en-suite, two further bedrooms and a family bathroom. There is a single garage and parking for two vehicles.

HEANTON LEA GARDENS

BRAUNTON • PHASE 2

The Lapwing+

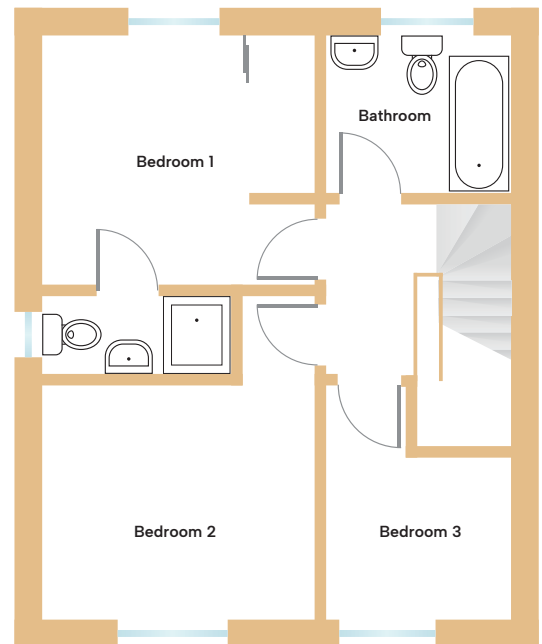
Phase 2

PLOT 47 - PLOT 46 (HANDED)

GROUND FLOOR



FIRST FLOOR



Living Room

4.11m x 3.60m

Kitchen / Dining Room

5.88m x 3.06m

Bedroom 1

3.44m x 3.13m

Bedroom 2

3.44m x 2.93m (min)

Bedroom 3

2.35m x 2.04m (min)

Bathroom

84m²

The Turnstone

Image is indicative of style of property

This three bedroom property has a semi-open-plan feel to the ground floor, as the spacious living room leads through to the kitchen dining area. There is also a utility cupboard and cloakroom. French doors open from the dining area into the rear garden. The first floor offers a master bedroom with en-suite, two further bedrooms and a bathroom, Single garage to all plots and parking for two vehicles.

HEANTON LEA GARDENS

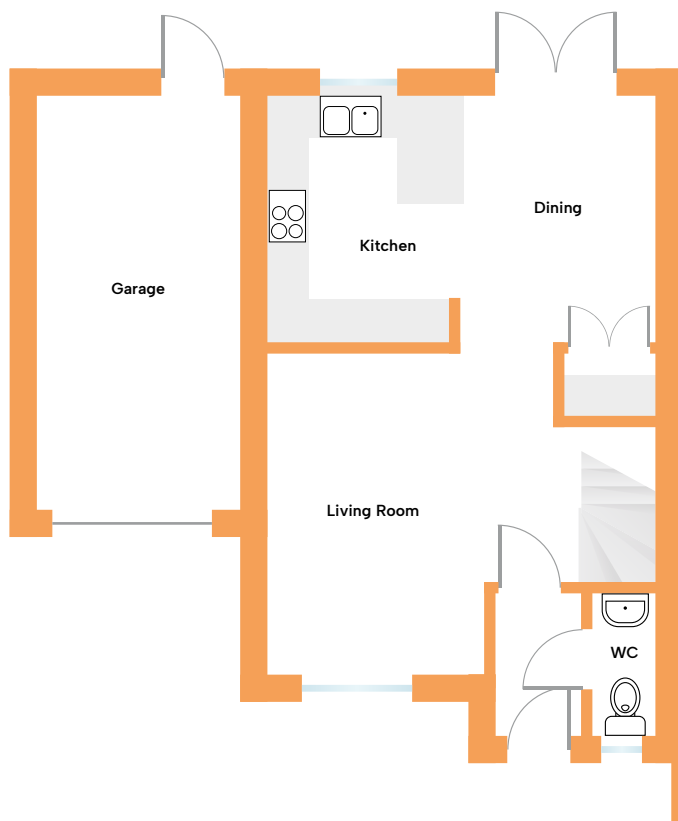
BRAUNTON • PHASE 2

The Turnstone

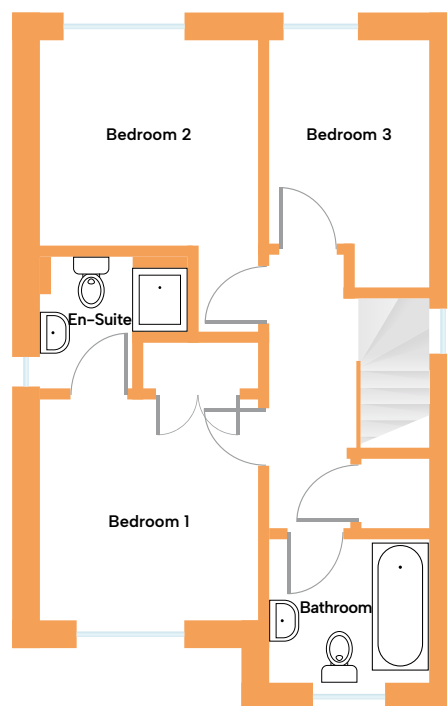
Phase 2

PLOT 55 • PLOT 41 (HANDED)

GROUND FLOOR



FIRST FLOOR



Living Room	4.57m x 3.11m
Kitchen / Dining Room	5.53m x 3.52m
Utility Cupboard	
Bedroom 1	3.15m x 3.14m
En-suite	
Bedroom 2	3.14m x 2.90m
Bedroom 3	2.94m (min) x 2.31m
Bathroom	

95m²



The Sand Martin Image is indicative of style of property

This three bedroom property comprises a kitchen/dining room with French doors opening into the garden, living room and cloakroom. The first floor offers a master bedroom with en-suite, two further bedrooms and a bathroom. Single garage and parking for two vehicles.

HEANTON LEA GARDENS

BRAUNTON • PHASE 2

The Sand Martin

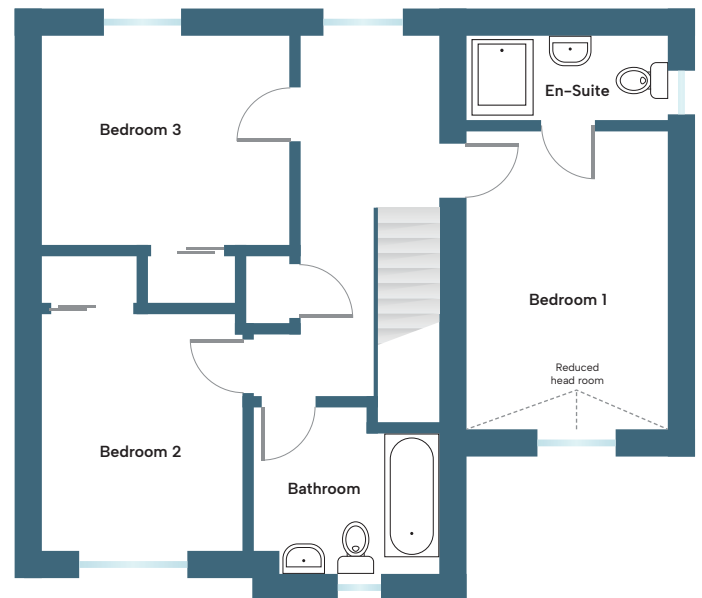
Phase 2

PLOTS 34, 35

GROUND FLOOR



FIRST FLOOR



Living Room	4.43m x 3.02m
Kitchen / Dining Room	5.70m x 2.85m
Bedroom 1	4.36m x 2.91m
En-suite	
Bedroom 2	3.42m x 3.30m
Bedroom 3	3.57m x 3.061m
Bathroom	

101m²

The Kittiwake

image is indicative of style of property

This four bedroom property comprises a kitchen/diner and lounge, both with access to the rear garden, utility cupboard and cloakroom. The first floor offers a master bedroom with en-suite, three further bedrooms and family bathroom. Single garage and parking for two vehicles.



HEANTON LEA GARDENS

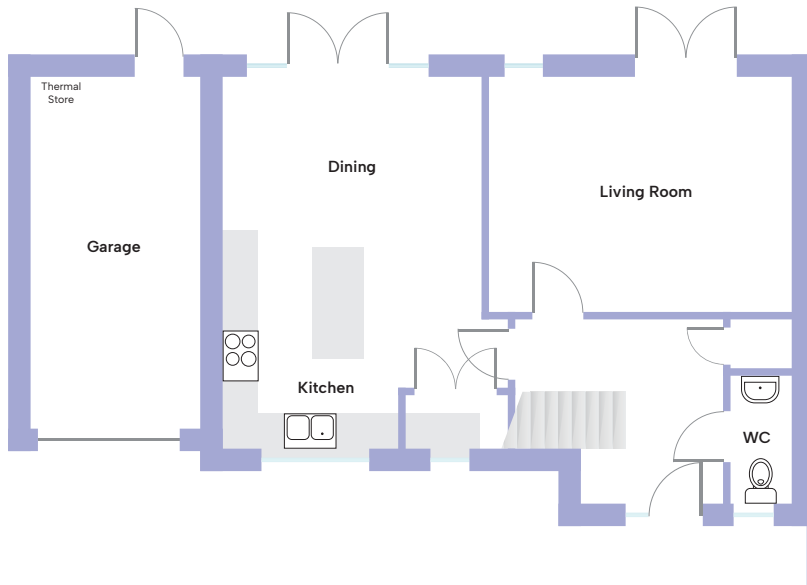
BRAUNTON • PHASE 2

The Kittiwake

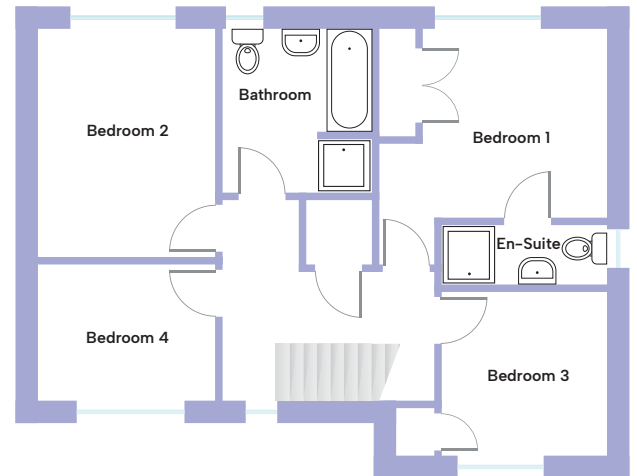
Phase 2

PLOT 54 • PLOT 40 (HANDED)

GROUND FLOOR



FIRST FLOOR



Living Room	5.06m x 3.98m
Kitchen / Dining Room	6.34m x 4.37m (max)
Bedroom 1	3.10m (exc. wardrobe space) x 3.18m
En-suite	
Bedroom 2	3.85m x 3.00m
Bedroom 3	2.99m x 2.79m
Bedroom 4	2.99m x 2.55m
Bathroom	

128m²

The Teal Image is indicative of style of property

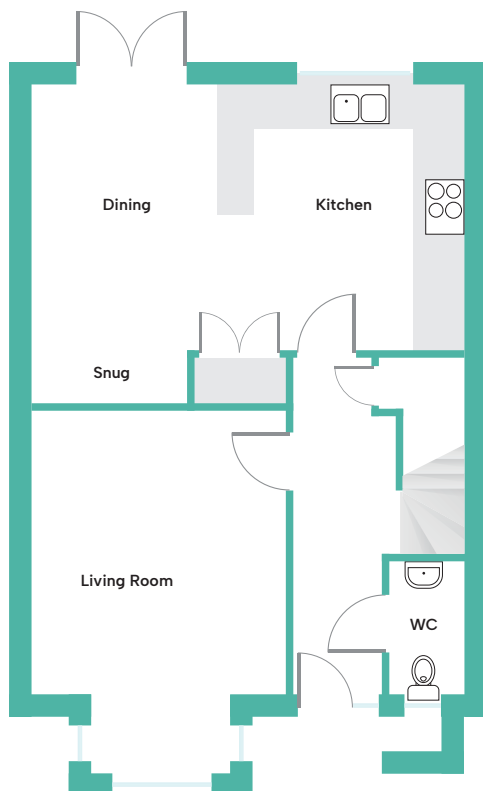
This four bedroom property comprises a large kitchen/ diner/snug with utility cupboard and French doors opening into the garden, a spacious lounge and cloakroom. The first floor offers a master bedroom with en-suite, three further bedrooms and family bathroom. Double garages to plots 36, 37 and 45, single garage to plot 22. Parking for between two to four vehicles.

The Teal

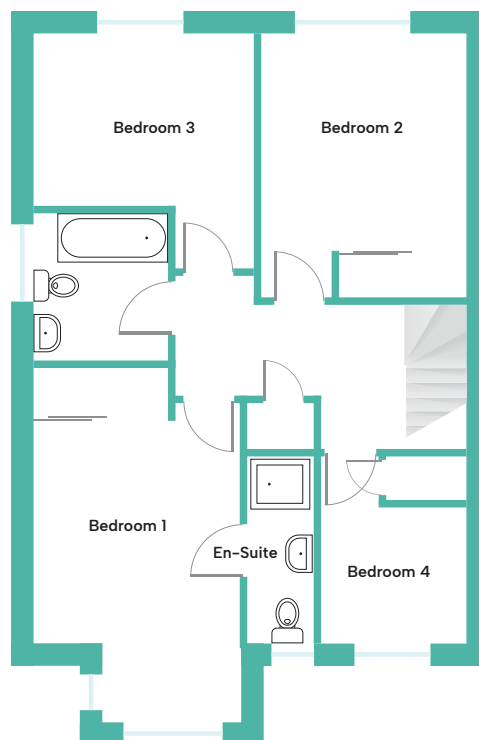
Phase 2

PLOT 22 • PLOTS 36, 37, 45 (handed)

GROUND FLOOR



FIRST FLOOR



Living Room

4.49m (*plus bay*) x 4.05m

Kitchen / Dining / Snug

6.71m x 4.94m (max)

Bedroom 1

3.48m (*plus bay*) x 3.22m (*exc. wardrobe space*)

En-suite

Bedroom 2

4.14m x 3.19m min (*inc. wardrobe space*)

Bedroom 3

3.44m x 2.70m

Bedroom 4

2.25m x 2.11m (min)

Bathroom

131.5m²


**Heanton
Lea Gardens**
BRAUNTON

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The Swan Image is indicative of style of property

This four bedroom property comprises a large lounge, kitchen/diner/ snug with French doors opening into the garden, utility room and cloakroom. The first floor offers a master bedroom with en-suite, three further bedrooms and a family bathroom. Double garages and parking for between two to four vehicles.

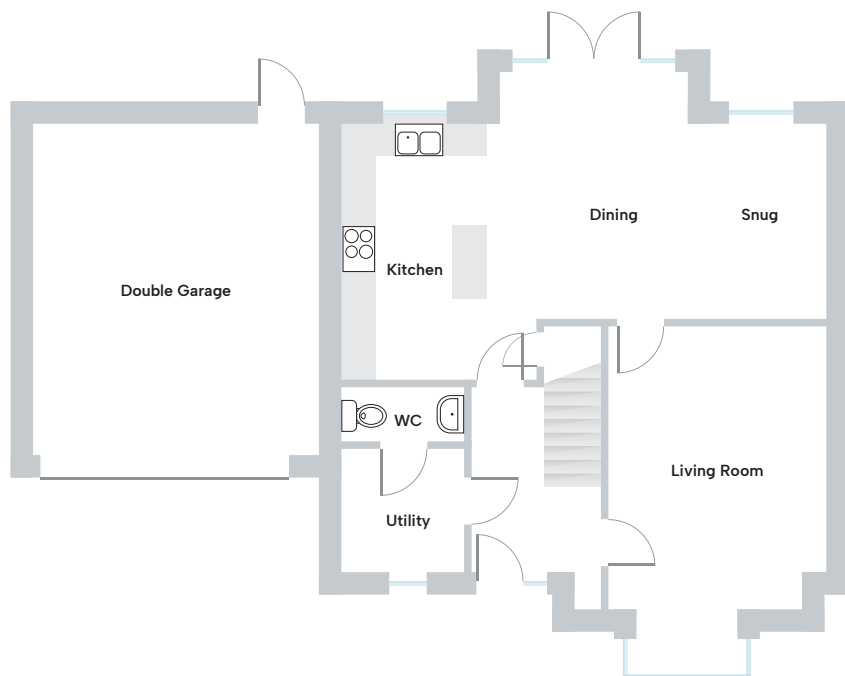


The Swan

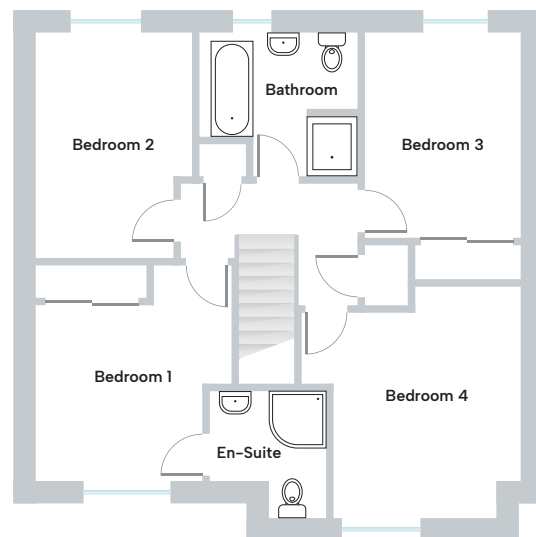
Phase 2

PLOT2 23, 24, 42 • PLOTS 25, 43, 44 (handed)

GROUND FLOOR

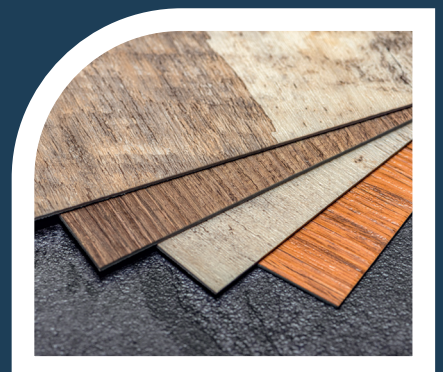


FIRST FLOOR



Living Room	5.08m (plus bay) x 3.81m
Kitchen / Dining Room	6.26m x 4.69m (max)
Snug	3.55m x 2.12m
Utility	2.24m x 2.23m
Bedroom 1	3.18m x 3.04m (min) (exc. wardrobe space)
En-suite	
Bedroom 2	4.07m x 2.86m (exc. wardrobe space)
Bedroom 3	3.73m x 2.83m
Bedroom 4	3.88m (max) x 3.52m (max) (plus bay)
Bathroom	

149.5m²



HEANTON LEA GARDENS

BRAUNTON

Specification

Kitchen

- Fitted kitchen from Omega Sheraton with choice of door and handles *
- Quartz worktops and upstand – 4 bed properties *
- Laminate worktops and upstand – 2 & 3 bed properties *
- Stainless steel sink with mixer taps
- Coloured glass splashback to cooker hood *
- Built in AEG double oven, 80cm induction hob and electric hood – 4 bed properties
- Build in single oven, induction hob and electric hood – 2 & 3 bed properties
- Integrated fridge freezer
- Integrated dishwasher – 3 & 4 bed properties
- AEG appliances to all properties

Bathroom, Ensuite (where applicable) & Cloakroom

- White Duravit sanitaryware
- Vanity unit to main bathroom – 4 bed properties
- Vado Chrome taps
- Thermostatic shower over bath with screen
- Wall tiling from a selected range
- Flooring from a selected range – Bathroom & ensuite
- Chrome electric heated towel rail – Bathroom & ensuite
- Extractor fans
- Shaver socket

Electrical

- CAT5 data point to living room
- BT socket
- TV points throughout
- USB socket in lounge and all bedrooms
- White sockets and light switches throughout
- Mains smoke detector with battery back up
- Electric doorbell push & chime
- External lighting to front and rear
- External power socket to rear
- Electric car charging point
- Electric garage door – 4 bed properties

Decoration

- Contemporary white doors with chrome lever handles
- Walls and smooth ceilings finished in classic white emulsion
- Internal woodwork in white satin
- White balustrades and newel posts with oak handrail

Energy Efficiency, Heating & Insulation

- Air source heat pump
- Underfloor heating to ground floor and radiators with thermostatic controls to first floor
- Cavity wall and loft insulation installed to Building Control Standards
- Solar panels – 4 bed properties

External

- Traditional construction with brick, render and weather boarding
- Slate roof
- Slabbed areas including patio, pathway and steps
- Front and rear gardens fully turfed with landscape planting to selected areas
- Close boarded timber fencing to side boundaries
- Outside tap to rear of property

Other Optional Extras* *

- Wireless Intruder Alarm (*spur provided as standard*)
- Flooring
- Kitchen and bathroom extras
- Oak internal doors
- Solar panels – 2 & 3 bed properties
- Solar battery

* Choice dependent upon build stage

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Site Plan

phase 2



Heanton
LeaGardens
BRAUNTON

This site plan is for illustration purposes only.
Please speak to the Sales Executive for further
details on the development and individual plots

Site Plan



↔ A361 ↔



The Sandpiper
2 Bed (65m²)



The Curlew
3 Bed (84m²)



The Lapwing
3 Bed (84m²)



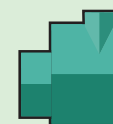
The Turnstone
3 Bed (95m²)



The Sand Martin
3 Bed (101m²)



The Kittiwake
4 Bed (128m²)



The Teal
4 Bed (131.5m²)



The Swan
4 Bed (149.5m²)

A Protected woodland and wildlife area

B Wild meadow

C Landscaped amenity area

Site Plan



- 

The Sandpiper
2 Bed
- 

The Plover
2 Bed
- 

The Curlew
3 Bed
- 

The Lapwing
3 Bed
- 

The Warbler
3 Bed
- 

The Turnstone
3 Bed
- 

The Sand Martin
3 Bed
- 

The Kittiwake
4 Bed
- 

The Teal
4 Bed
- 

The Swan
4 Bed

- 

Protected woodland and wildlife area
- 

Wild meadow
- 

Landscaped amenity area

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How to find us

Proceed from Barnstaple to Braunton on A361. At the first roundabout (approx. 3 miles) take the second exit and stay on the A361. At the second roundabout take the third exit (back to Barnstaple) and stay on A361. Immediately on your left take the road to Heanton Hill. Heanton Lea Gardens is immediately on the left.

Postcode: EX31 4GD





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Barnstaple • 01271 379797
Braunton • 01271 347899

