

OAK TREE GARDENS

WEST HILL, DEVON

In the heart of East Devon



*A fresh approach
to your retirement*

WOODLAND VILLAGE SETTING IN THE OTTER VALLEY





Computer generated image

WELCOME TO OAK TREE GARDENS

Oak Tree Gardens in West Hill is a development of just 10 age-exclusive new homes designed for discerning buyers over 55. The spacious freehold detached houses and bungalows are set around private landscaped communal gardens complete with a central summerhouse that can be enjoyed by all.

This secluded development, with a new orchard at the entrance, is a perfect location for these properties which have been designed to complement the unique West Hill woodland setting. The village centre amenities are easily accessible, being a short walk away.



WONDERFUL WEST HILL

West Hill is a unique place. Lying between the beautiful Otter Valley and Ottery St Mary to the East, and the East Devon Area of Outstanding Natural Beauty to the South, it has become a village of choice for many. The abundance of significant oak, beech and pine trees create a character that is hard to beat.

The village has its own local store, Post Office, butcher and garage. In the nearby town of Ottery St Mary there is a full range of shops and services including Sainsbury's and an award winning wine merchants. The A30 nearby gives quick and easy access to both Honiton and the cathedral city of Exeter for more extensive facilities.

EXTERIOR FEATURES

- Automated entrance gates
- Stylish and spacious designs
- Landscaped communal gardens with feature summerhouse
- Attractive orchard approach
- Private gardens and patios
- Extra large garage and parking space



The development layout is for guidance purposes only and is not to scale. Trees, shrubs and landscaping are indicative only and may alter during construction.

DESIGNED AROUND YOU

This exclusive development of new houses and bungalows is built around a beautifully landscaped communal garden with a summerhouse for all to enjoy. Each of the well designed and generously proportioned freehold properties has its own private garden, an extra wide garage and a parking space.

Blue Cedar Homes have a simple philosophy; to build light and airy homes that blend practicality with style. Generous living areas allow our specially designed homes to be easily adapted to accommodate the changing needs of homeowners. For example, the dining room and adjacent bathroom can become a ground floor ensuite bedroom.

Built to the latest high Building Regulation standards, the good insulation and energy-saving features, including low energy light fittings, ensure the homes are warm and running costs are low.



Interior photographs from other Blue Cedar Homes' developments



INTERIOR FEATURES

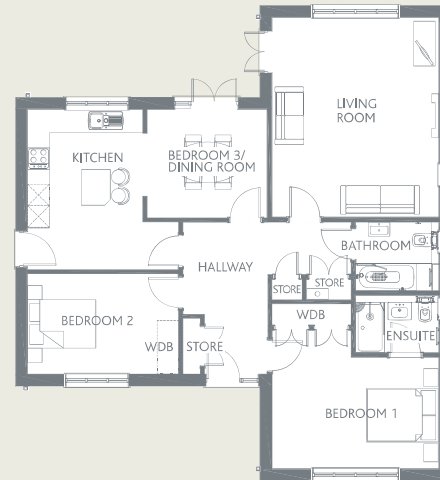
- Quality fixtures and fittings throughout
- Fully fitted kitchens
- Granite worktops
- Neff appliances, including a washer-dryer
- Duravit sanitaryware
- Engineered oak flooring to the hall and kitchen
- Carpets to living room and bedrooms
- Ceramic tiling with underfloor heating to bathrooms
- Gas fired central heating, underfloor heating throughout the ground floor and radiators at first floor
- Oak veneer doors and stainless steel ironmongery
- Ample power, TV and lighting points

All Blue Cedar Homes' properties carry a 10-year NHBC 'Buildmark' warranty.

PLOT 1



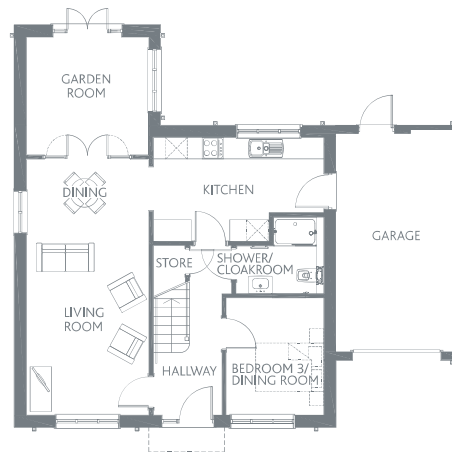
Ground Floor



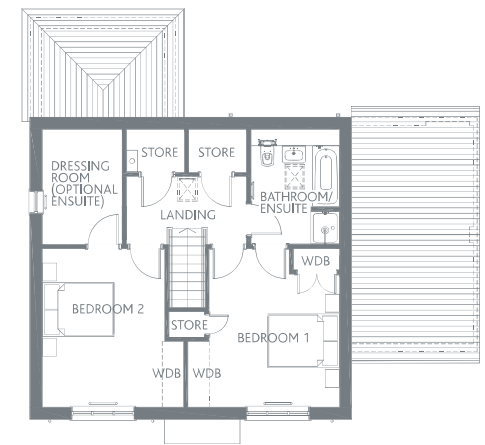
PLOT 2



Ground Floor



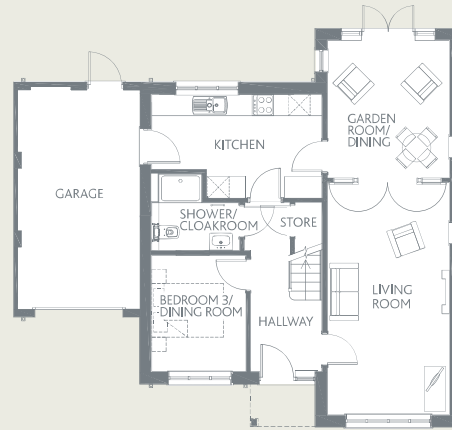
First Floor



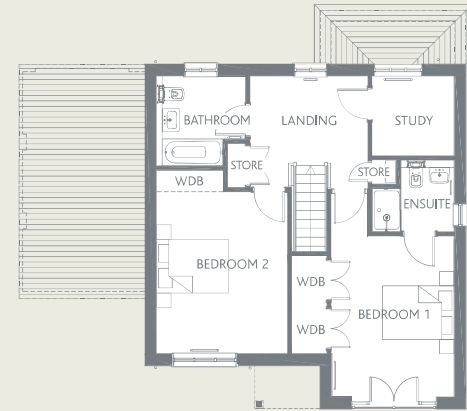
PLOT 3



Ground Floor



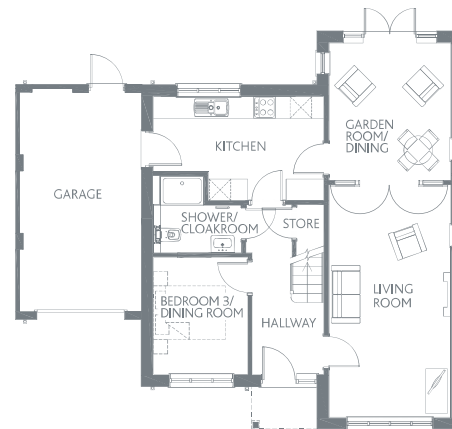
First Floor



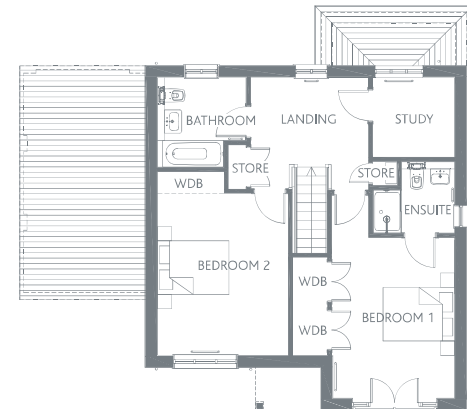
PLOT 4



Ground Floor



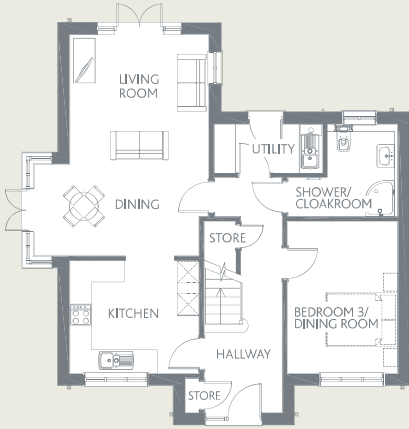
First Floor



PLOT 5



Ground Floor



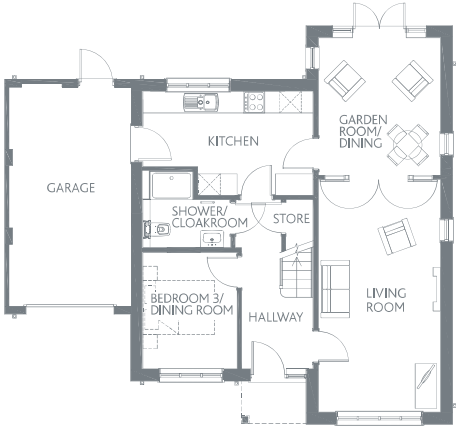
First Floor



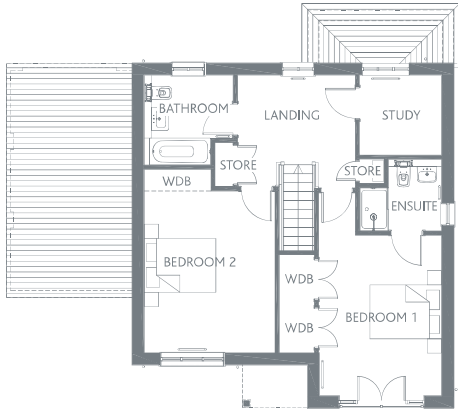
PLOT 6



Ground Floor



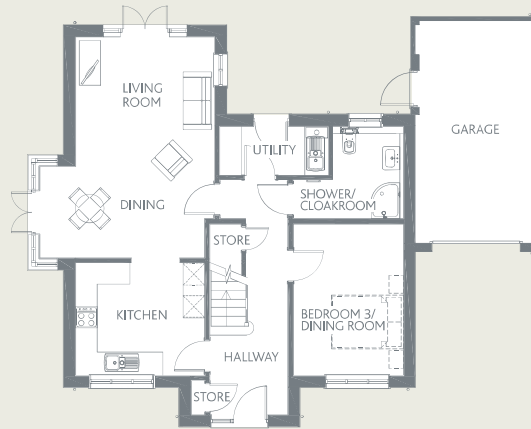
First Floor



PLOT 7



Ground Floor



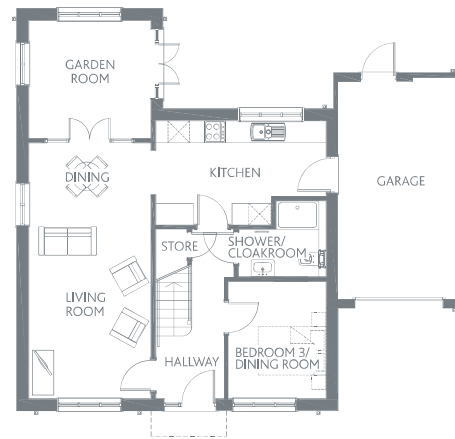
First Floor



PLOT 8



Ground Floor



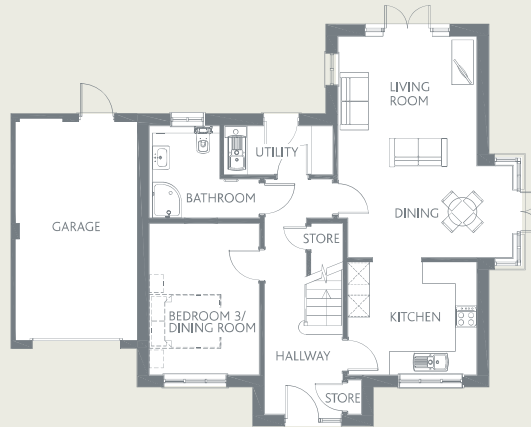
First Floor



PLOT 9



Ground Floor



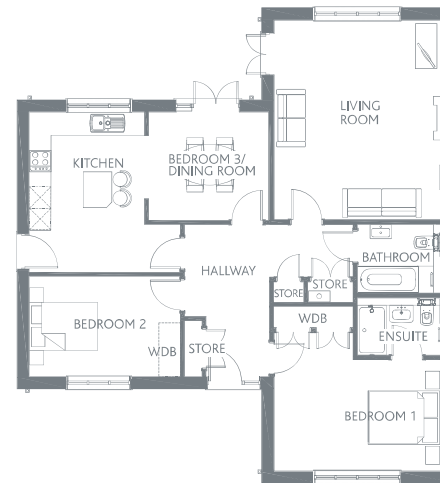
First Floor



PLOT 10



Ground Floor



MAKING MORE TIME, JUST FOR YOU

On our small and select developments we take care of many jobs that could become a burden, to allow you more time to enjoy your retirement or leisure time.

A visiting Estate Manager is employed by the Blue Cedar Homes Management Company and is responsible for the general maintenance and security of the scheme. A range of services including upkeep to both the communal and private gardens, external window cleaning, gutter clearing and waste recycling management are undertaken. Periodic external redecoration is also included in an annual service charge to keep all the houses looking smart. This will ensure your enjoyment and investment in your new home is maintained.

If required, additional services such as assistance with moving in, or looking after your home while you are on holiday, are available.

"After living in my previous home very happily for 26 years this move was a huge decision. A wonderful decision, I am so happy in my Blue Cedar Home! For me this is my retirement paradise"

Mrs E, Sidmouth

"I moved here with an eye to the future, when I might no longer be capable of maintaining an older house and a large garden or, heaven forbid, be unable to drive. I feel confident I will be happy here for many years to come"

Mrs W, Sidmouth





West Hill prides itself on a well maintained and managed rural environment. This 'Woodland Village' is a unique place in the East Devon area.

A thriving community in the heart of the East Devon countryside, West Hill is blessed to have many of its streets and pathways lined with numerous trees.

The village hall is a hive of activity and is used by more than 20 local groups with a wide variety of interests from badminton to zumba! Bowling, bridge, dancing, gardening, keep fit and yoga are also among the many other activities available. The Royal British Legion Club is another focus for community life.

There are regular and frequent bus services between West Hill, Ottery St Mary and Exeter, Devon's capital, only 11 miles away. Exeter is a bustling city, successfully blending ancient and modern. Much of the city's Roman heritage sits side-by-side with a new, award winning shopping centre with all major retailers, including John Lewis. The city is also home to the nation's weather forecasters and their super-computers at the Met Office, as well as a world class University and Exeter Chiefs, a very successful Premiership Rugby team.



West Hill is part of the 'Ottery Hundred' and, with a lively past, was the birthplace of poet and philosopher Samuel Taylor Coleridge. Today's book lovers may recognise the town as 'Otter St Catchpole' in JK Rowling's Harry Potter series!

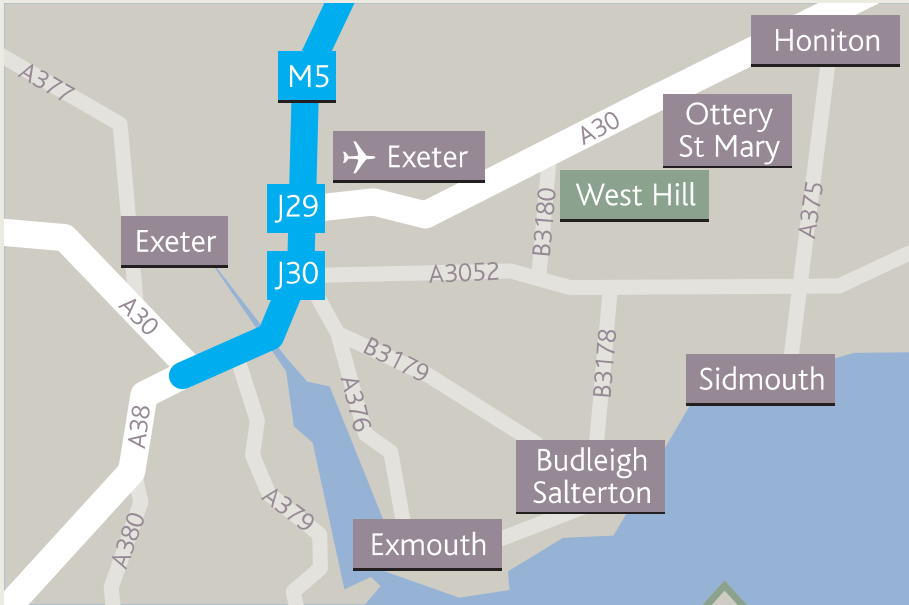
Ottery St Mary is also home to the famous Tar Barrel event where locals carry barrels of flaming tar on their backs through the town centre on Bonfire Night.

DELIGHTS OF EAST DEVON

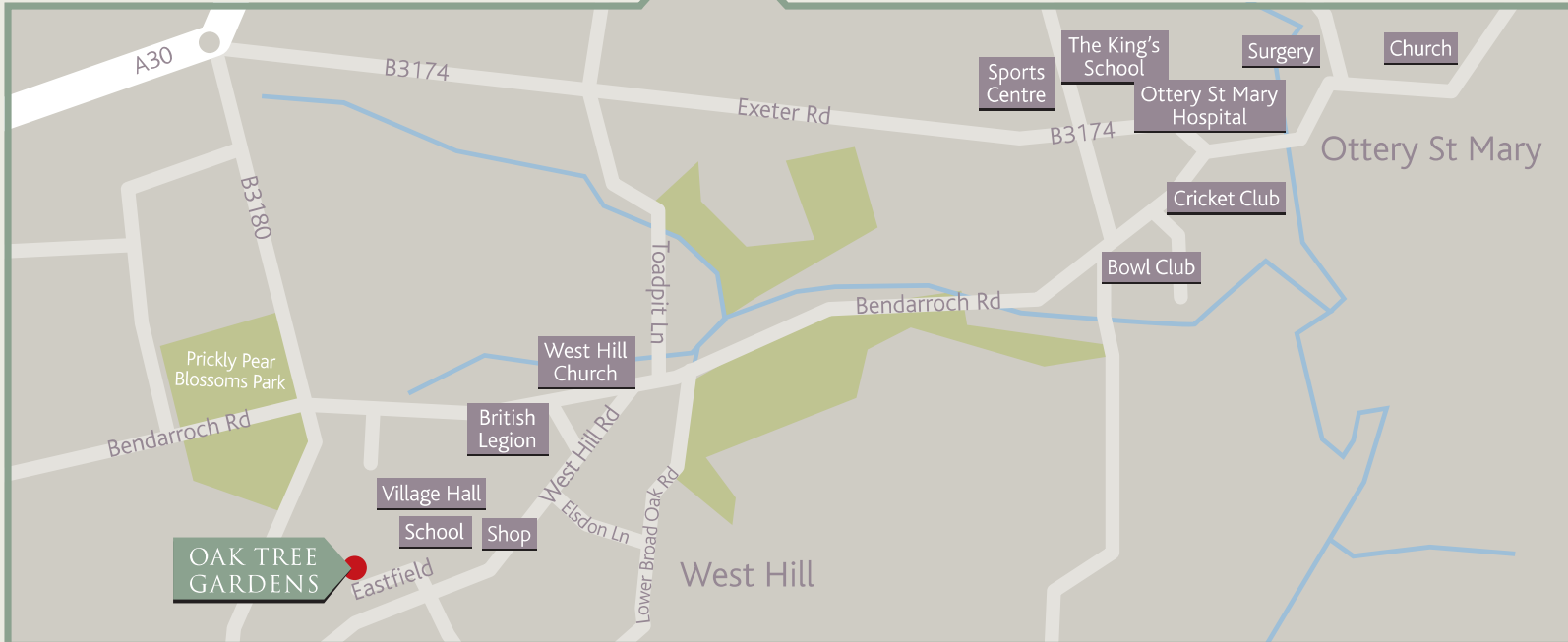
Beautiful East Devon is the perfect place for lovers of the coast and countryside alike. Its famous Jurassic Coast is England's first UNESCO World Heritage Site.

Along the coast, Exmouth offers two miles of sandy beach, Beer is a picturesque fishing village, Regency Sidmouth hosts the famous folk week and Budleigh Salterton has a thriving annual literary festival. Nearby Honiton, which is well known for its lively market, is a historic centre for lace and pottery and is now the acknowledged antiques capital of the Westcountry.

There are two neighbouring Areas of Outstanding Natural Beauty, the Blackdown Hills and the East Devon coast. In addition to glorious countryside and desirability, East Devon is well known for the quality of its food and drink, both of which are readily available in a host of fine restaurants and pubs.



MAPS ARE NOT TO SCALE



GETTING THERE

West Hill is well served by a good road network. The A30 dual carriageway, less than one mile away, connects Devon with the A303; either eastbound or Exeter, the M5 and Cornwall westbound. The city's international airport is just 15 minutes from West Hill with regular flights to British and European cities and international hubs. The nearest railway station, at Honiton, is less than 10 miles away and connects to London Waterloo. Exeter St David's connects direct to London Paddington in a little over two hours.





ABOUT US

We are specialist developers of age-exclusive, bespoke new homes on select sites in desirable places.

Each year we build only a limited number of new homes so we can give great attention to detail and take care of our customers as a priority - your good word is our future.

For more about us and our projects, please view:

www.bluecedarhomes.co.uk



Lemon Gardens, Truro Cornwall

OAK TREE GARDENS

1-10 Oak Tree Gardens
Eastfield
West Hill
Devon
EX11 1FR

Temporary postcode for the purposes of SatNav: EX11 1XN



PLEASE NOTE:

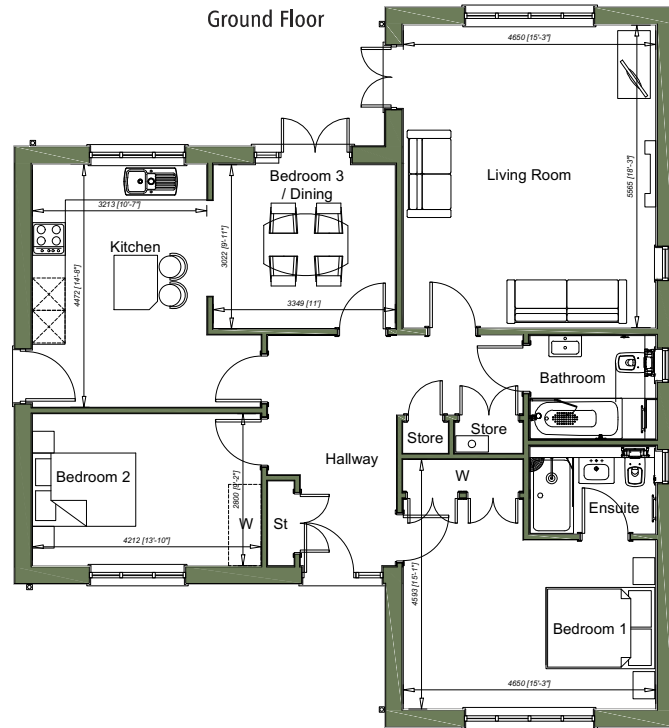
These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability and final specification. Oak Tree Gardens is a marketing name and may not necessarily form part of the approved postal address. The dimensions are intended for guidance only and may vary. Maps are not to scale. Travel times and distances quoted are approximate only. Purchasers are advised to contact the marketing team to ascertain the availability of any particular property.

www.bluecedarhomes.co.uk

OAK TREE GARDENS, WEST HILL

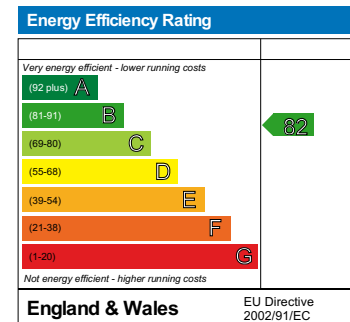


PLOT 1

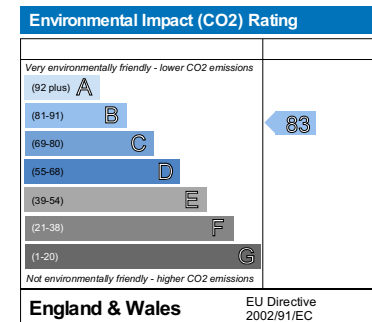


Room Dimensions	Metric (metres)	Imperial (feet/inches)
Ground Floor		
Living Room	5.56 x 4.65	18'3" x 15'3"
Kitchen	4.47 x 3.21	14'8" x 10'7"
Bedroom 3 / Dining Room	3.34 x 3.02	11' x 9'11"
Bedroom 1 (Master)	4.65 x 4.59	15'3" x 15'1"
Bedroom 2	4.21 x 2.80	13'10" x 9'2"

All dimensions are approximate, measured to maximum (including wardrobes where fitted) and may be subject to change. Wardrobe in Bedroom 1 installed as standard. Other potential locations (dotted lines) are illustrative only. Energy performance figures are predicted at this stage.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

NB: The above are predicted ratings prior to actual testing following completion of construction

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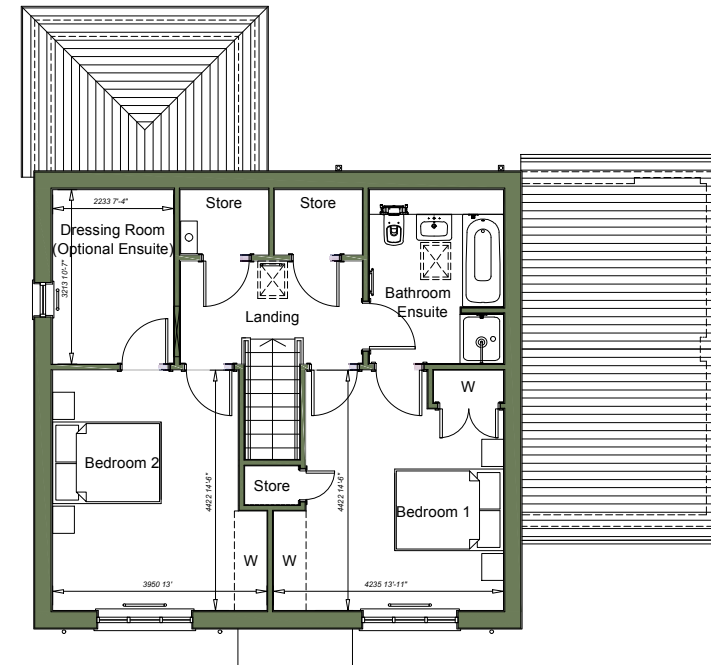


PLOT 2

Ground Floor

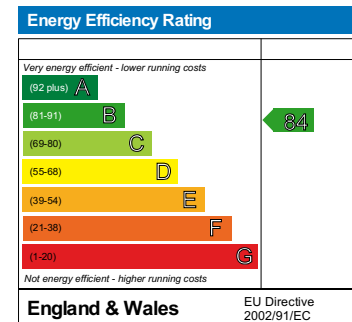


First Floor

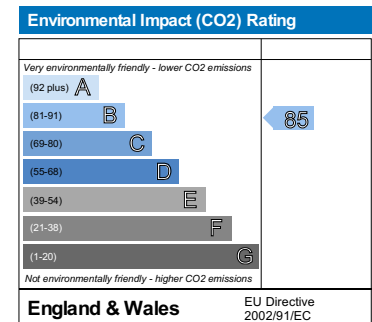


Room Dimensions	Metric (metres)	Imperial (feet/inches)
Ground Floor		
Living Room / Dining	7.13 x 3.40	23'5" x 11'2"
Kitchen	4.75 x 2.90	15'7" x 9'6"
Bedroom 3 / Dining Room	3.26 x 2.73	10'9" x 9'
Garden Room	3.40 x 3.28	11'2" x 10'9"
First Floor		
Bedroom 1 (Master)	4.42 x 4.23	14'6" x 13'11"
Bedroom 2	4.42 x 3.95	14'6" x 13'
Dressing Room (Optional Ensuite)	3.21 x 2.23	10'7" x 7'4"

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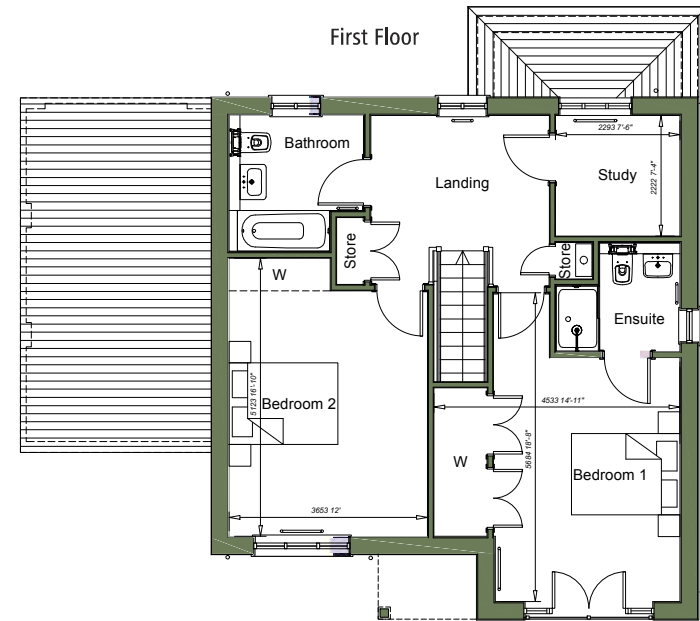
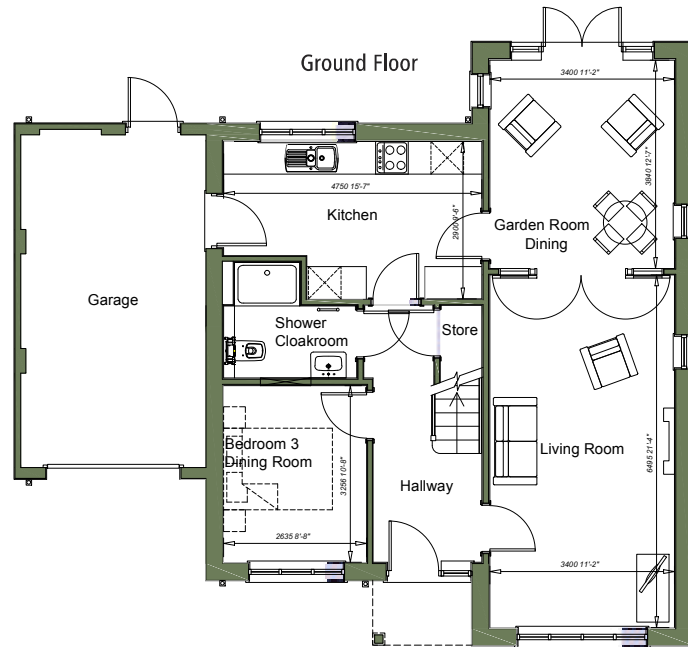
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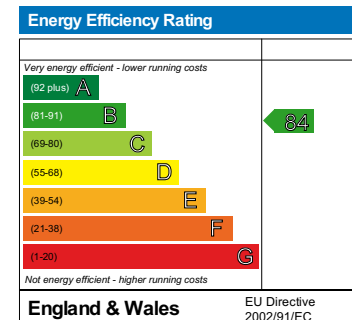


PLOT 4

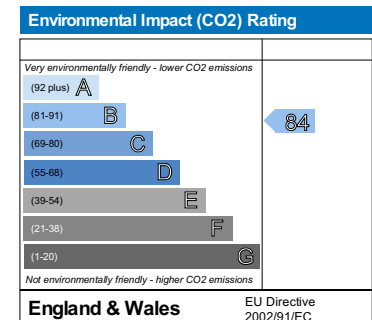


Room Dimensions	Metric (metres)	Imperial (feet/inches)
Ground Floor		
Living Room	6.49 x 3.40	21'4" x 11'2"
Kitchen	4.75 x 2.90	15'7" x 9'6"
Bedroom 3 / Dining Room	3.25 x 2.63	10'8" x 8'8"
Garden Room / Dining	3.84 x 3.40	12'7" x 11'2"
First Floor		
Bedroom 1 (Master)	5.68 x 4.53	18'8" x 14'11"
Bedroom 2	5.12 x 3.65	16'10" x 12'
Study	2.29 x 2.22	7'6" x 7'4"

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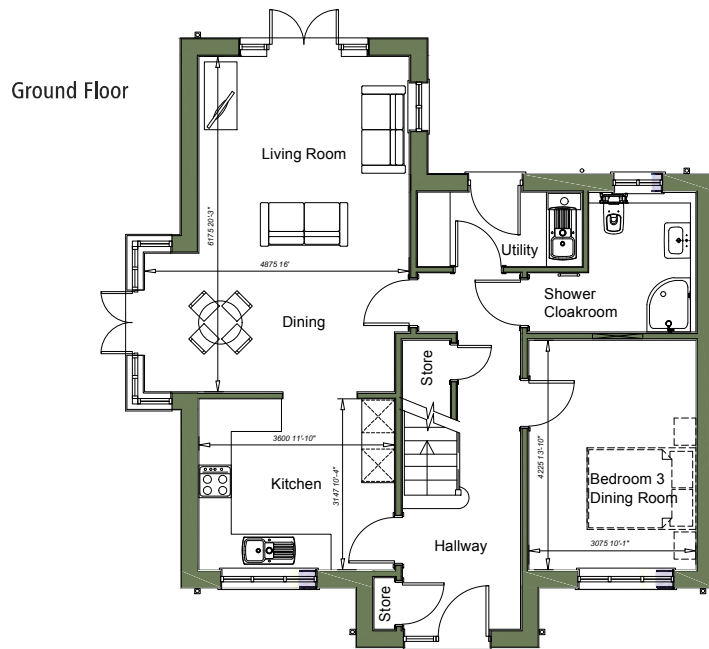
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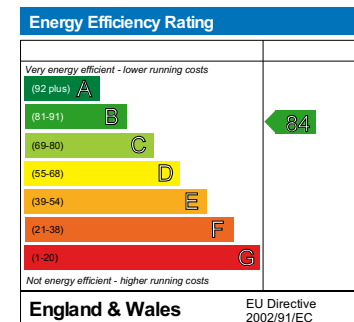


PLOT 5

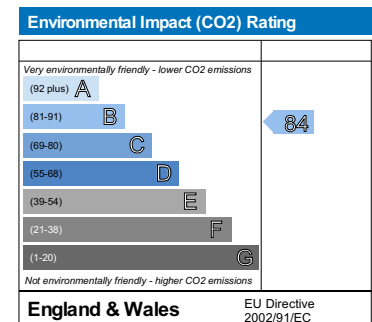


Room Dimensions	Metric (metres)	Imperial (feet/inches)
Ground Floor		
Living Room / Dining	6.17 x 4.87	20'3" x 16'
Kitchen	3.60 x 3.14	11'10" x 10'4"
Bedroom 3 / Dining Room	4.22 x 3.07	13'10" x 10'1"
First Floor		
Bedroom 1 (Master)	5.07 x 3.09	16'8" x 10'2"
Bedroom 2	3.92 x 3.62	12'11" x 11'11"
Study / Reading Room	3.63 x 2.94	11'11" x 9'8"
Bedroom 4	3.87 x 3.11	12'9" x 10'3"

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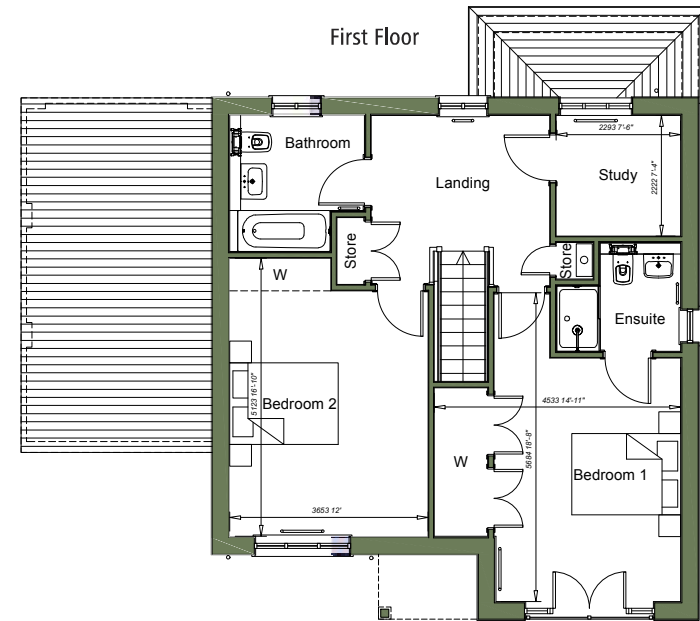
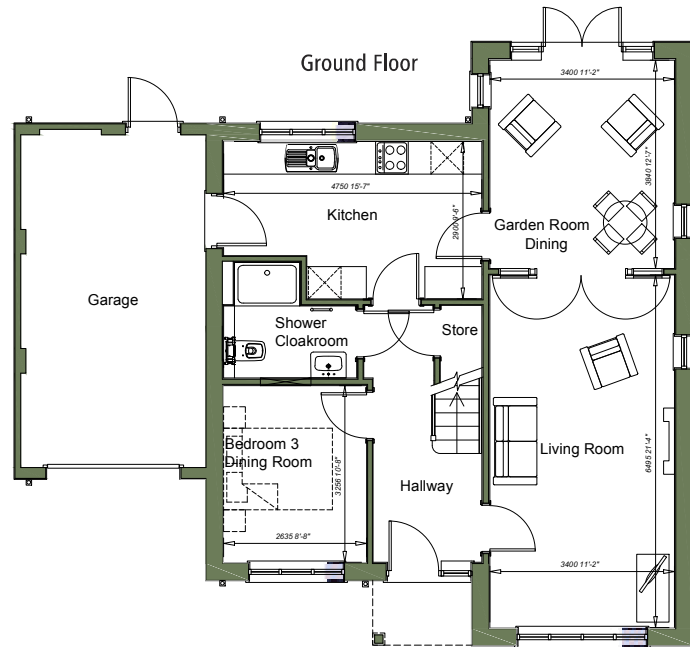
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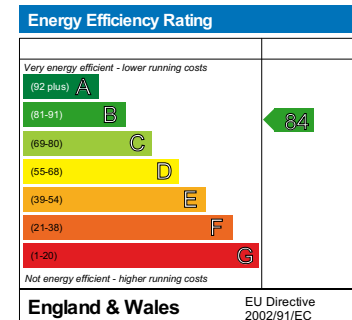


PLOT 6

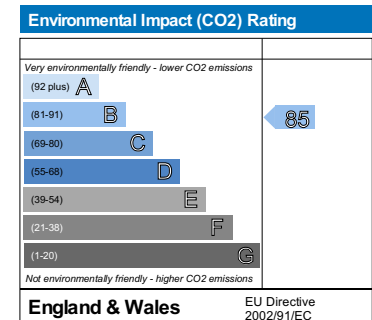


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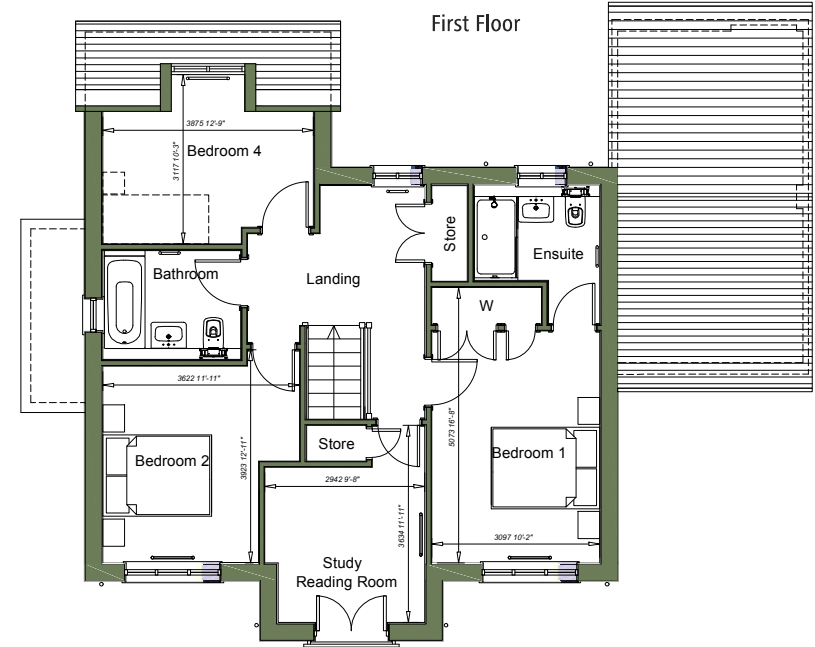
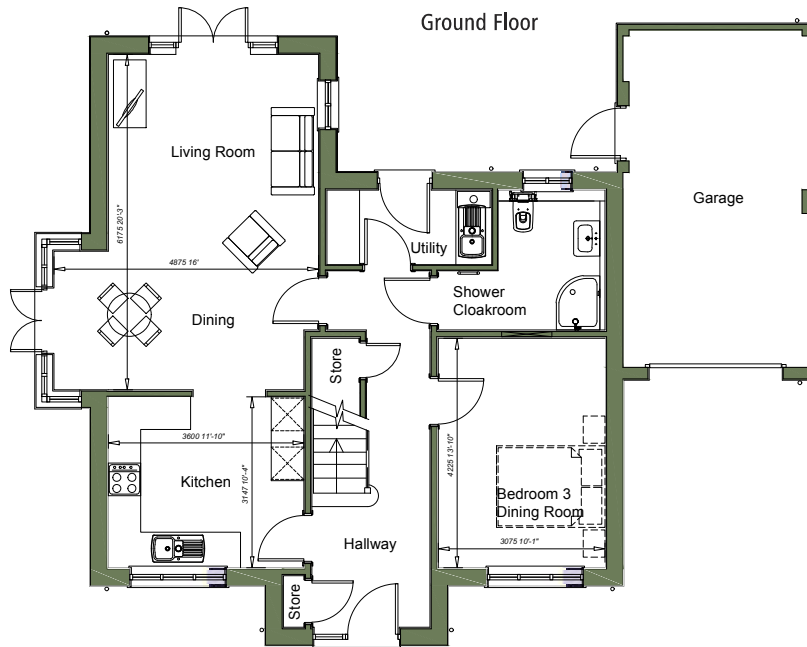
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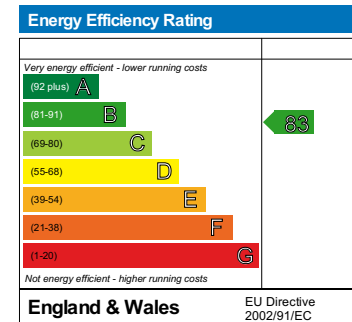


PLOT 7



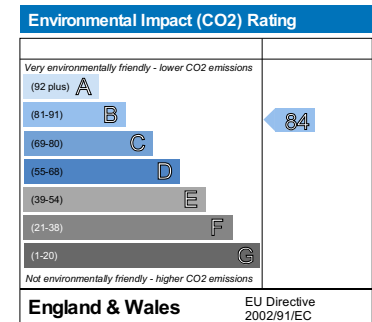
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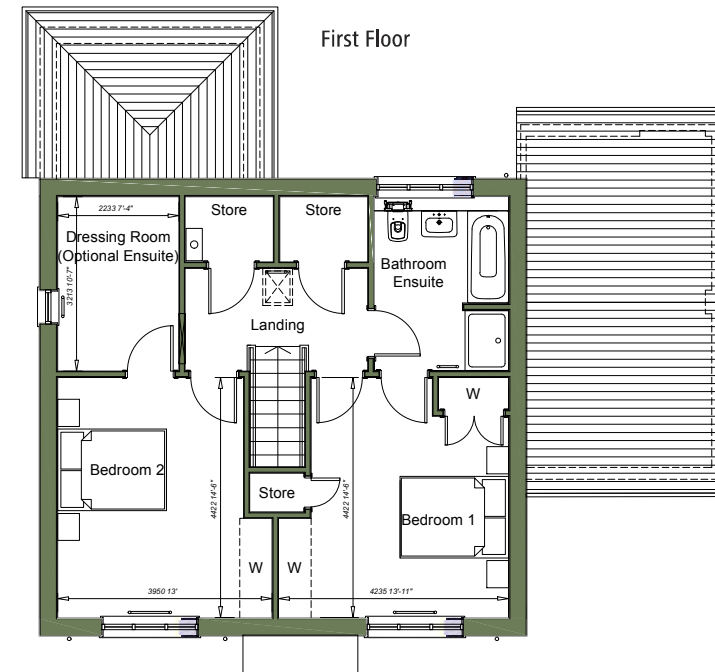


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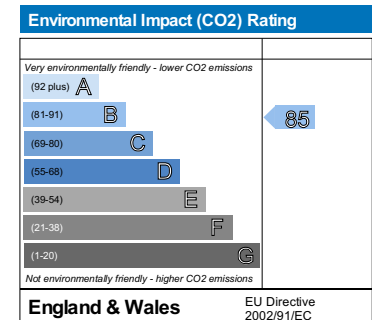
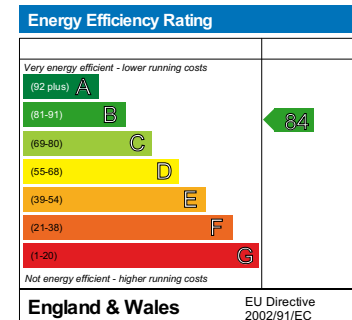


PLOT 8



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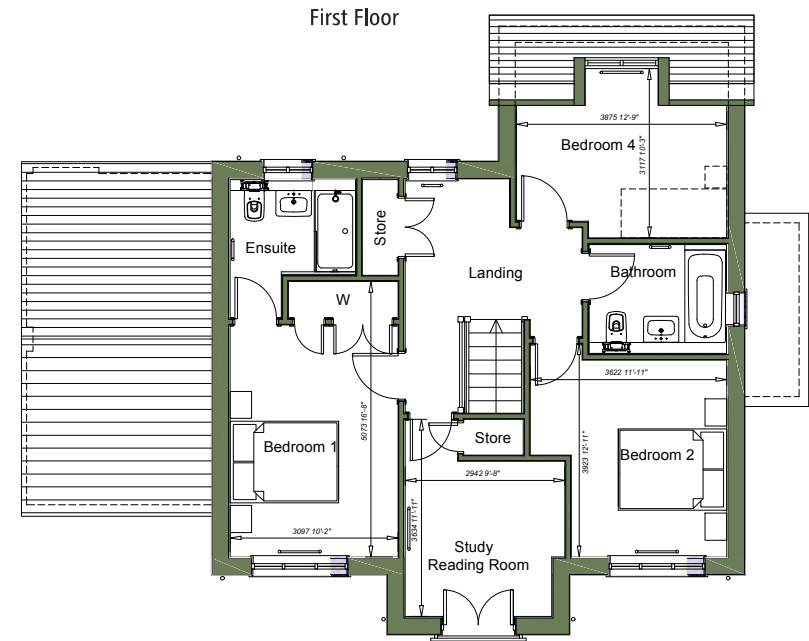
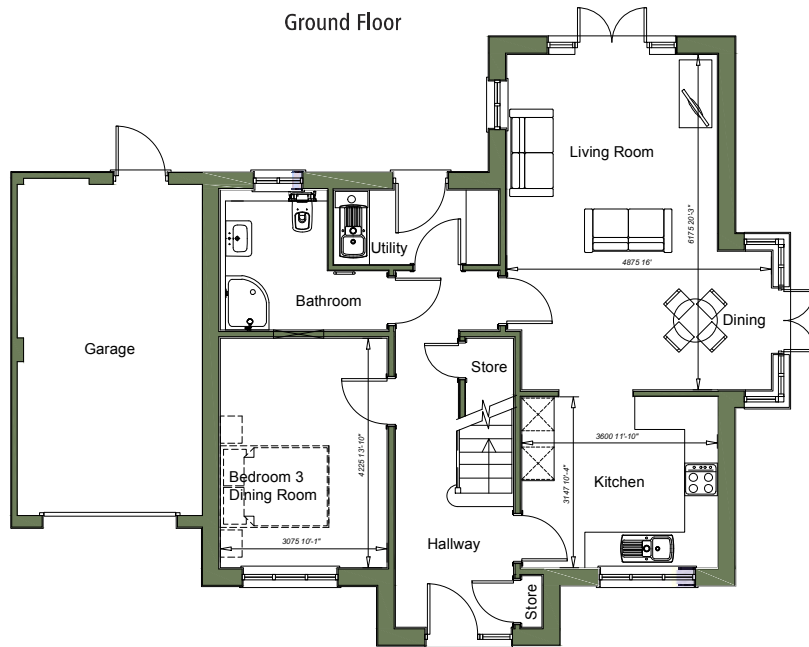
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

NB: The above are predicted ratings prior to actual testing following completion of construction

OAK TREE GARDENS, WEST HILL

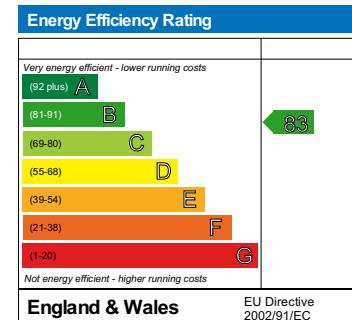


PLOT 9

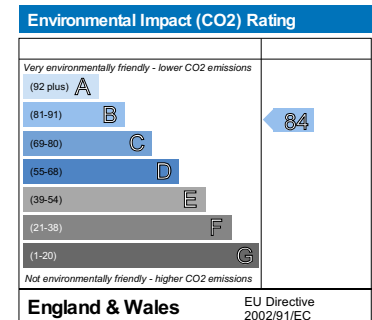


Room Dimensions	Metric (metres)	Imperial (feet/inches)
Ground Floor		
Living Room / Dining	6.17 x 4.87	20'3" x 16'
Kitchen	3.60 x 3.14	11'10" x 10'4"
Bedroom 3 / Dining Room	4.22 x 3.07	13'10" x 10'1"
First Floor		
Bedroom 1 (Master)	5.07 x 3.09	16'8" x 10'2"
Bedroom 2	3.92 x 3.62	12'11" x 11'11"
Study / Reading Room	3.63 x 2.94	11'11" x 9'8"
Bedroom 4	3.87 x 3.11	12'9" x 10'3"

All dimensions are approximate, measured to maximum (including wardrobes where fitted) and may be subject to change. Wardrobe in Bedroom 1 installed as standard. Other potential locations (dotted lines) are illustrative only. Energy performance figures are predicted at this stage.



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The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

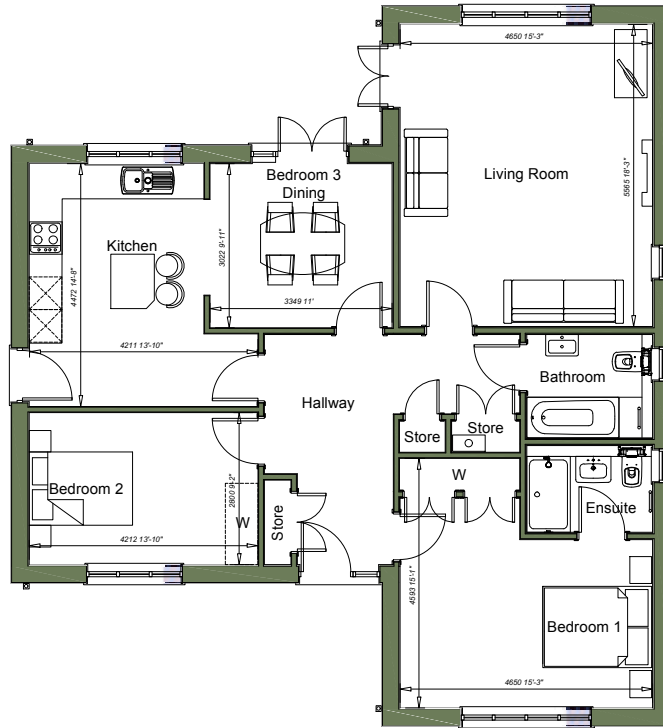
NB: The above are predicted ratings prior to actual testing following completion of construction

OAK TREE GARDENS, WEST HILL



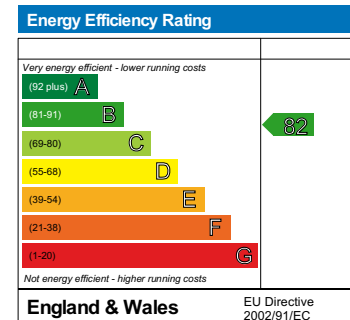
PLOT 10

Ground Floor

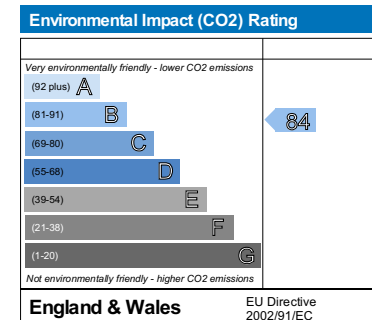


Room Dimensions	Metric (metres)	Imperial (feet/inches)
Ground Floor		
Living Room	5.56 x 4.65	18'3" x 15'3"
Kitchen	4.47 x 4.21	14'8" x 13'10"
Bedroom 3 / Dining Room	3.34 x 3.02	11' x 9'11"
Bedroom 1 (Master)	4.65 x 4.59	15'3" x 15'1"
Bedroom 2	4.21 x 2.80	13'10" x 9'2"

All dimensions are approximate, measured to maximum (including wardrobes where fitted) and may be subject to change. Wardrobe in Bedroom 1 installed as standard. Other potential locations (dotted lines) are illustrative only. Energy performance figures are predicted at this stage.



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OAK TREE GARDENS, WEST HILL



OUTLINE SPECIFICATION

KITCHEN

- Hand finished kitchens in smooth cream and shaker style doors
- Neff glass and stainless steel single oven with retractable door and touch controls
- Neff ceramic hob with bevelled glass and granite splash back
- Neff glass and stainless steel microwave oven and quartz grill
- Glass and stainless steel canopy extractor hood
- Neff integrated fridge freezer, washer/dryer and dishwasher
- Granite worktops and upstands*
- Blanco Essential undermount sink
- Chrome monobloc mixer tap
- Energy efficient LED recess downlighters
- Engineered oak flooring with underfloor heating
- Soft closing drawers and doors

BATHROOMS

- Duravit WC with detachable soft close seat (easy clean) with concealed cistern
- Duravit wash hand basin with Vado Elements taps
- Keuco deep corner basket to shower enclosure
- Porcelanosa floor and wall tiling with chrome trim*
- Electric chrome towel rail with timer
- Concealed thermostatic shower valve (Vado Elements)
- Glass shower screen
- Fitted mirror

- Underfloor heating
- Energy efficient LED recess downlighters
- Shaver point
- Vanity unit
- Shower riser rail with flexible hose (first floor)
- Bath (Kaldewei) filler with pop-up waste (first floor)
- Fixed shower head with separate wand shower (ground floor)
- Low level shower tray and screen

ELECTRICAL SYSTEMS

- Ample power sockets throughout
- USB sockets fitted in master bedroom and kitchen
- Digital terrestrial/satellite wiring to TV points in living room, dining room and bedrooms for the convenient installation of an aerial/satellite system
- TV points in bedrooms, living room and dining room
- Telephone outlet sockets in entrance hall, living/dining room and bedrooms (telephone line to be ordered by purchaser)
- Pre-wired for the potential future installation of a stair lift
- Low energy light fittings throughout
- Chrome switch and socket plates in kitchen
- Multi-grid appliance switches in kitchen
- Mains operated smoke and carbon monoxide alarms
- External light to front door
- External lights to the rear
- Doorbell
- Remote controlled electric garage door



OAK TREE GARDENS, WEST HILL



OUTLINE SPECIFICATION

HEATING, INSULATION AND ENERGY EFFICIENCY

- 'A' rated Gas fired condensing boiler serving underfloor heating throughout the ground floor and radiators at first floor
- Contemporary styled radiators
- Sure Stop mains water stop switch
- Thermostatic radiator valves
- High levels of insulation to walls and ceiling
- Double glazed uPVC windows throughout
- Velux windows (some electrically operated with rain sensor)

GENERAL

- Feature coving on ground floor
- Vicaima fine oak timber veneered internal doors (living room door fully glazed)
- Stainless steel door furniture and hinges
- Bespoke satin white painted timber skirting and architrave
- Solid oak handrail to stairs with feature newel post
- Shelved linen cupboard
- 15mm engineered oak flooring to entrance hall and kitchen
- Fully fitted 80/20 wool carpet* to living room and bedrooms with quality underlay
- Individually metered electricity, gas and water supply
- Internal walls painted Jasmine White*
- Oak front door with multi point locking system

- Fitted wardrobes to master bedroom
- Ample storage
- Outside tap
- Veneered oak window sill to ground floor rooms
- Plumbing and electricity in attached garages

EXTERNAL AREAS

- Internal roadways and pathways surfaced in feature paviers
- Soft landscaping scheme designed by specialist landscape architect
- Communal garden area incorporating seating and a summerhouse
- Fully turfed gardens
- Private rear gardens and patio areas for each property

* choice of colours and types requires an early commitment

The above is provided for guidance only, with possible variation between individual plots

