

SMOKE ACRE



Chestnut House

Kingsdown Lane, Blunston SN25 5DL

Developed by



WELCOME

Green Spinnaker is a new home development company founded in 2012, staffed by experienced professionals with many years' knowledge of the management and the construction industry.

We choose only to develop a small number of sites each year so that we are able to bring a much greater attention to detail and a hands-on approach to our individual homes than other larger developers.

All of our homes are covered by the NHBC Buildmark 10 year warranty. NHBC do not simply provide warranty cover they inspect our homes at crucial stages of the build and provide advice on materials to be used based on their wide experience.

Quality is at the heart of everything that we do. In our method of build, in our personalised service and in our fixtures and fittings. We make sure that all our partners are as committed to quality as we are.

Green Spinnaker is committed to sustainability for its homes. ■









KITCHEN

- Porcelanosa fully fitted kitchen with large island unit
- Neff integrated fridge, freezer and dishwasher
- Neff 700mm induction hob with stainless steel extractor fan and glass splashback
- Neff combination microwave oven
- Neff oven with slide and hide door and heat probe
- Neff warming drawer
- Plinth lighting
- Silestone work surface
- Wifi controlled underfloor heating
- Porcelanosa ceramic wood effect flooring

BATHROOMS, ENSUITES AND CLOAKROOMS

- Laufen white Sanitaryware
- Laufen vanity units
- Porcelanosa wall & floor tiling
- Wifi controlled underfloor heating
- Chrome electric towel rail
- LED lighting
- Movement sensor plinth lighting (not cloaks)

BEDROOMS

- Wifi controlled underfloor heating
- Carpets neutral coloured
- Wardrobes to bedroom 1 with fitted interiors
- Wardrobes bedroom 2 and 3
- LED lighting to wardrobe area

GENERAL

- Wifi controlled underfloor heating to all floors
- Oak finished doors with polished chrome ironmongery
- White painted walls
- White gloss window boards, skirting and architrave
- Instantaneous hot water system
- Burglar alarm
- White electrical sockets, some with USB
- Electric remote double garage doors
- External electrical sockets to front and rear
- External lighting
- Outside tap
- TV and satellite sockets to all bedrooms, lounge, study and family room
- NHBC Warranty

SMOKE ACRE

SITTING ROOM

Length 7.60m x width 4.88m
Length 24' 11" x width 16' 0"

KITCHEN/DINER

Length 8.20m x width 4.30m (max)
Length 26' 10" x width 14' 1" (max)

UTILITY ROOM

Length 3.66m x width 1.73m
Length 12' 0" x width 5' 7"

FAMILY ROOM/STUDY

Length 4.64m x width 2.69m
Length 15' 3" x width 8' 9"

BEDROOM 1

Length 4.88m x width 3.89m
Length 16' 0" x width 12' 9"

BEDROOM 2

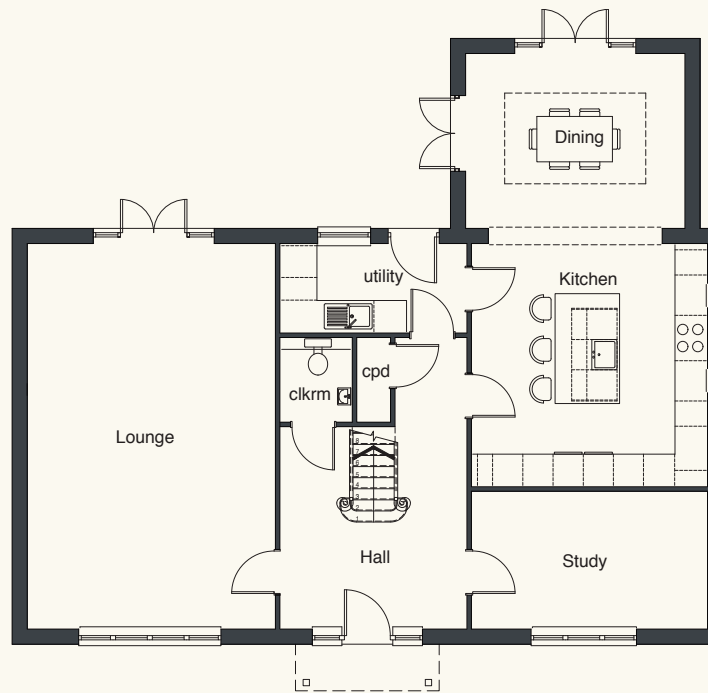
Length 4.64m x width 3.39m
Length 15' 2" x width 12' 9"

BEDROOM 3

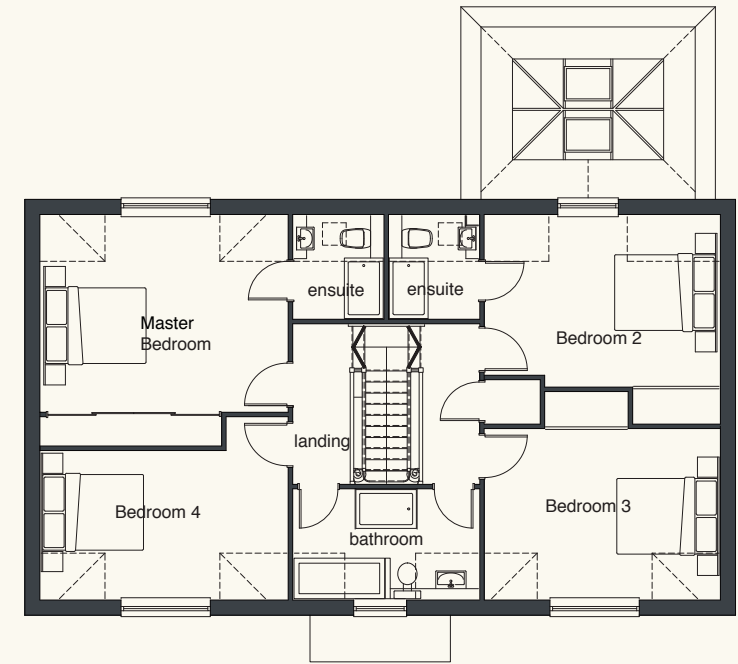
Length 4.64m x width 3.36m
Length 15' 2" x width 11' 0"

BEDROOM 4

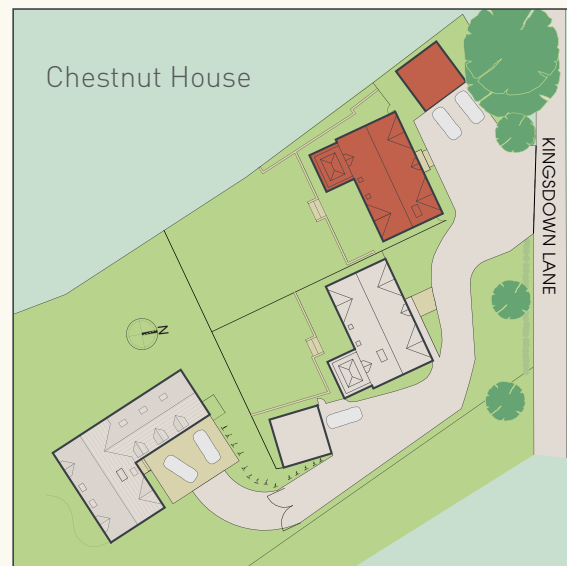
Length 4.88m x width 2.93m
Length 16' 0" x width 9' 7"



Ground floor



1st floor



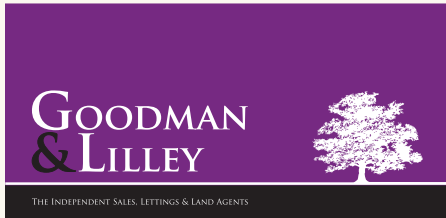
NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract.

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. ■

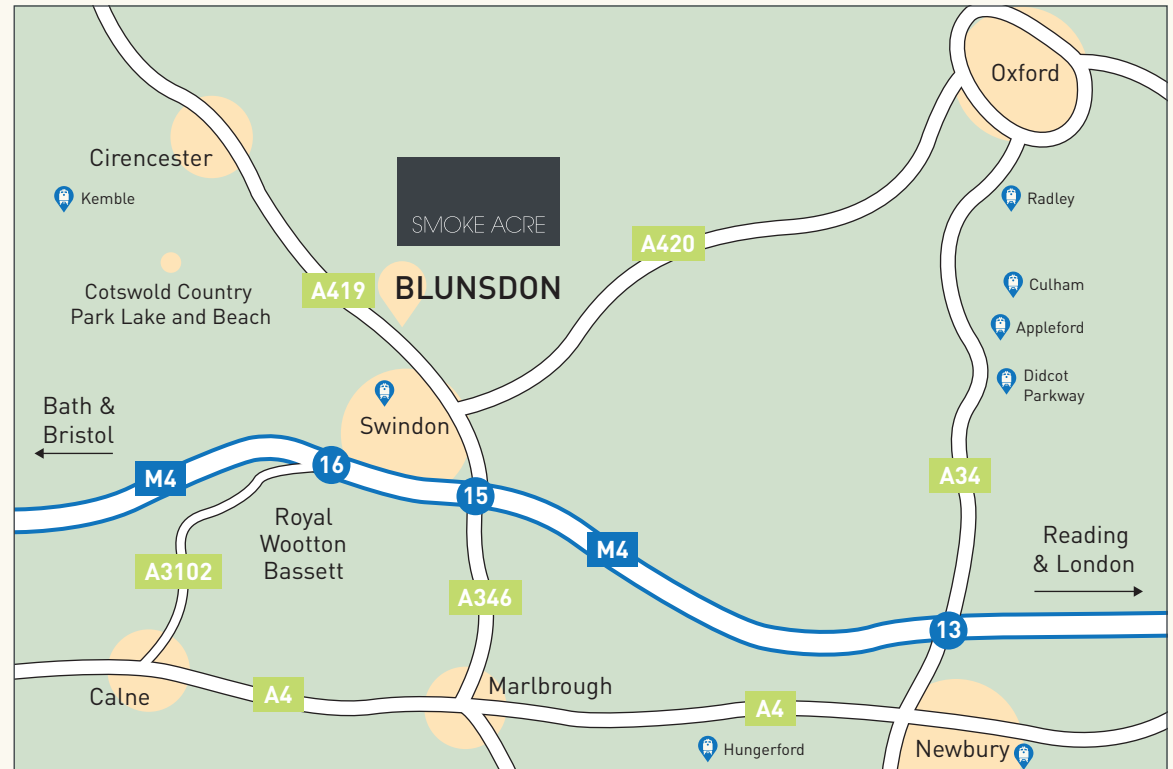
LOCATION

Smoke acre is ideally situated in Blunsdon with excellent links to the A419 bypass, which provides direct access to Junction 15 of the M4, whilst Thamesdown drive offers access to Junction 16. The mainline station is only 5 miles away with direct access to London on the new electrified service. ■



We know buying a new home can often be a stressful time, so it is important to us that buying a Green Spinnaker home is as straightforward a process as possible. We are working with Goodman & Lilley who are on hand to help whenever needed. ■

156 Henleaze Rd, Bristol BS9 4NB
0117 213 0151 LNH@goodmanlilley.co.uk



Disclaimer:

Brochure: Green Spinnaker particulars are provided as a general guide of what is being offered subject to contract and availability. These particulars are not intended, nor do they contain, any representation of fact upon which any interested party is entitled or should rely. Consequently this information should be treated as a general guidance and cannot be relied upon as accurately describing any of the Specified Matters described in any Order made under the Consumer Protection from Unfair Trading Act 2008 (CPR), the Business Protection from Misleading Marketing Regulations 2008 (BPR).

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The information provided is intended for illustrative purposes only and could change for example, in response to market demands or ground conditions.

The developer reserves the right to amend the specification as necessary without prior notice, but to an equal standard. Please note that whilst current views may be unrestricted these could alter in the future. No person in the employment of our selling agent, Goodman & Lilley Ltd and representative has any authority to make any representations or warranty whatsoever in relation to the property.

Brochure Images – CGI's & Internal Images: Computer generated images are for illustrative purposes only and the external appearance may be subject to variation upon completion of the project. Internal images are for illustrative purposes and the internal appearance is a typical Green Spinnaker interior to demonstrate the feel & quality of this development.

Site Plans: Green Spinnaker layouts have been formatted for illustrative purposes only. These have been taken from the architects drawings and tolerances may occur with the as-built product, therefore the provided site plans should not be used for purchasing items such as furniture or carpets. Detailed plans are available for inspection at our marketing suite during normal working hours and customers may check their apartment type specification prior to entering into a reservation. Please note kitchen layouts may differ from those shown, check with sales consultant for details.

Journey Times: Journey times to and from the property are for guidance only and prospective purchasers or lessees should make their own independent enquiries as appropriate.

All viewings strictly by appointment
with the agent Goodman & Lilley

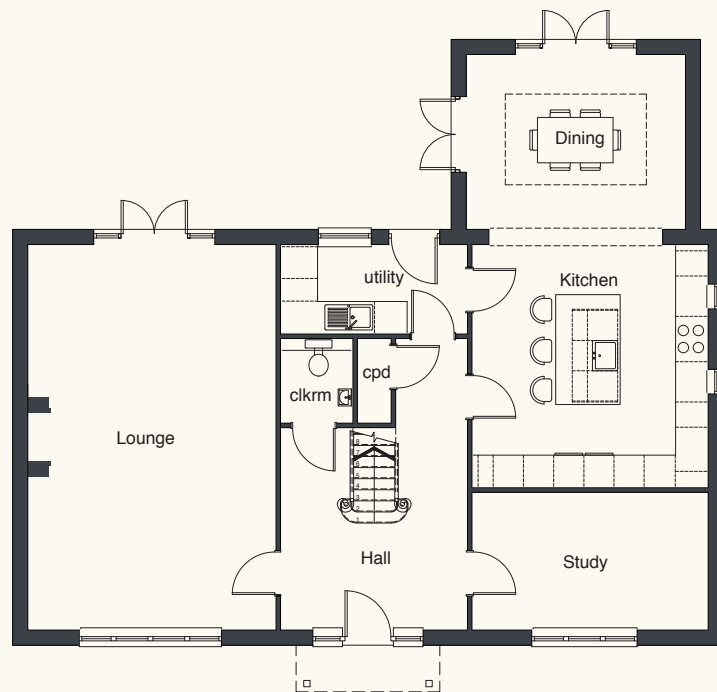
Phone 0117 213 0151 or
email LNH@goodmanlilley.co.uk

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& LILLEY**

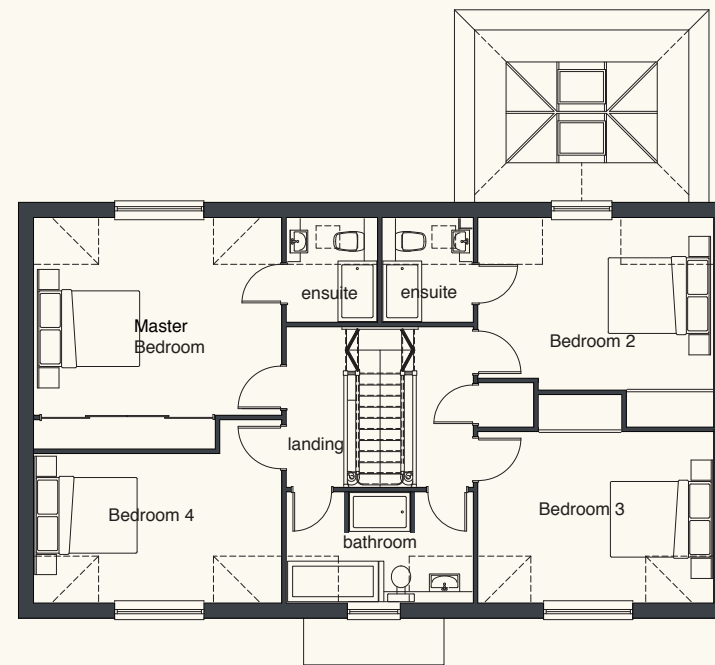
THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



SMOKE ACRE



Ground floor



1st floor