



Chandler Park

— PENRYN —



36 SUPERB NEW HOMES ON THE EDGE OF TOWN



Chandler Park, Penryn



Dating back to 1236 when the Charter was granted, Penryn is today a fascinating mix of old and new as a result of careful restoration of its old buildings and an active and highly acclaimed programme of regeneration over many years. Full of historical detail, the town's old buildings have been conserved and now showcase the rare mediaeval character of Penryn with quaint winding streets and rows of picturesque cottages.

Despite such a fascinating history, the newer elements of the town are equally important. Providing a local centre with a wide range of shops and amenities, good road and rail links create easy access to the County Town of Truro (8 miles) and beyond. The highly acclaimed Penryn Campus of Falmouth University has ensured the town is the hub of creativity in Cornwall.

The town of Falmouth is just two miles away and is renowned for its beautiful setting with stunning views over the Carrick Roads. The area enjoys a mild climate which enables gardens to flourish in this wonderful South Cornwall coastal location, with far reaching vistas from the South West Coast Path and surrounded by beautiful beaches, inlets, creeks of the Fal Estuary and coves and cliffs of the stunning Cornish Coastline.

Steeped in maritime history, Falmouth is reputedly the third largest deep water harbour in the world and one of the UK's premier day sailing locations, famous as a busy port with myriad sailing connections, including the Round the World and Tall Ships races, surrounded by beautiful scenery and with an abundance of cafés, bars and fine dining restaurants.

With so much to enjoy in the area, Penryn is truly an enviable location in which to make your home









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	Carrick	Plots 20, 21, 54 and 55
	Trefoil	Plots 18, 25 and 26
	Ashley	Plots 14, 15, 17, and 19
	Stroud	Plots 4, 5, 27, 42, 43, 52 and 53
	Waterman	Plots 2, 3 and 22
	Becket	Plots 12, 13, 16, 23 and 24
	Lariat	Plots 6, 7, 8, 9, 10, 11, 41, 50 and 51
	Triline	Plot 1



CGI's, floor plans and site plans are for illustrative purposes only. Elevation treatments, window arrangements, materials and actual finished properties may vary due to site layout and conditions. All dimensions are approximate and taken from architect's drawings; these dimensions should not be relied upon and may differ from the finished property.



CGI of Plot 2



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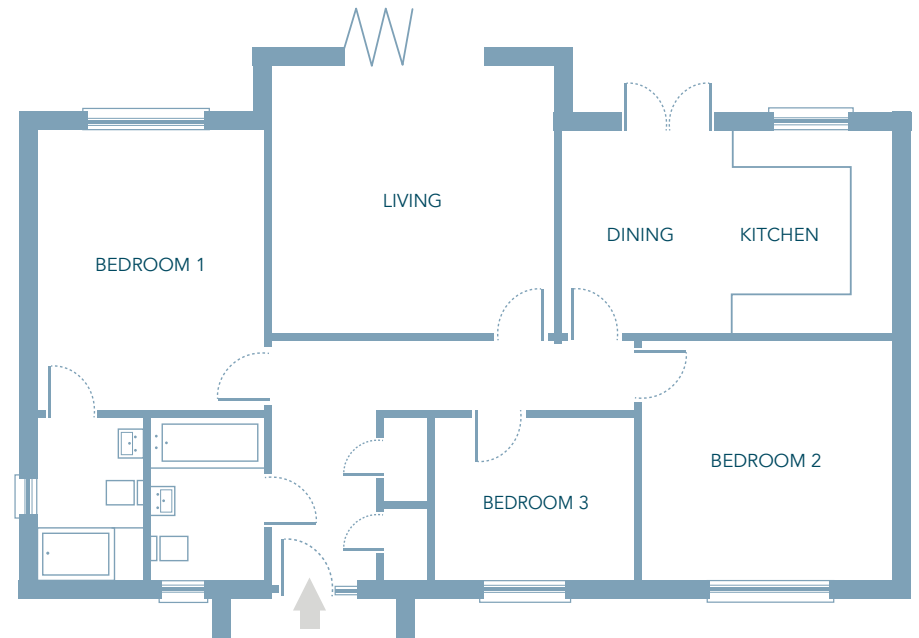
Waterman Plots 2, 3 and 22



3 bedroom detached bungalow

Plots 2 and 3 have double garages underneath
Plot 22 has a detached single garage

Living	4.17	x	4.00	13' 8"	x	13' 2"
Kitchen/Dining	4.94	x	3.02	16' 3"	x	9' 11"
Bedroom 1	4.18	x	3.37	13' 9"	x	11' 1"
Bedroom 2	3.72	x	3.53	12' 3"	x	11' 7"
Bedroom 3	3.00	x	2.36	9' 10"	x	7' 9"
Double Garage	6.43	x	5.48	21' 1"	x	18' 0"





CGI of Plot 20



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Carrick Plots 20, 21, 54 and 55

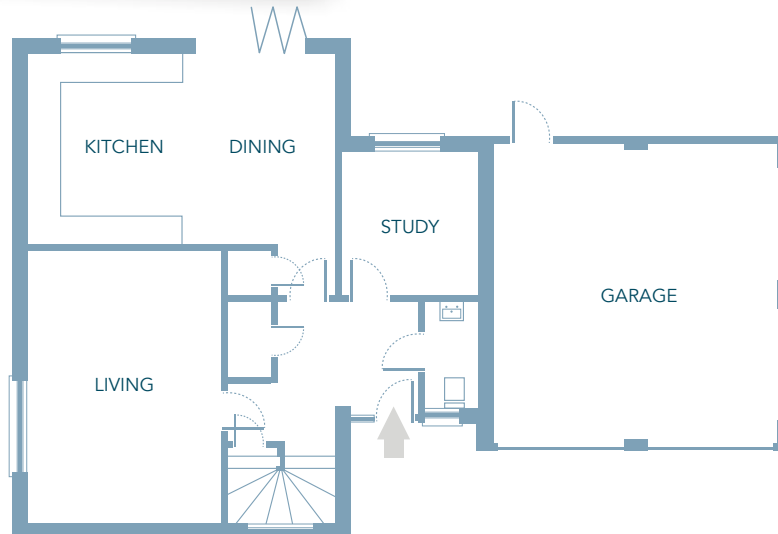


4 bedroom detached house

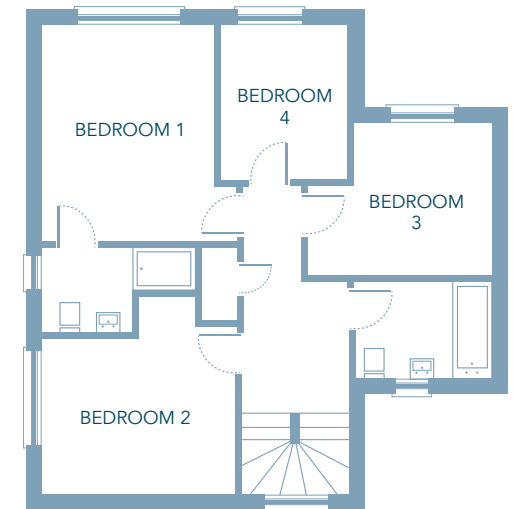
Plots 20 and 21 have attached double garages
Plots 54 and 55 have detached double garages

Note - window positions in kitchen/dining and bedrooms 1 and 2 may vary between plots, please ask for further details.

Living	5.05	x	3.56	16' 7"	x	11' 8"
Kitchen/Dining	5.65	x	3.58	18' 7"	x	11' 9"
Study	2.69	x	2.55	8' 10"	x	8' 4"
Bedroom 1	4.04	x	3.13	13' 3"	x	10' 4"
Bedroom 2	3.57	x	2.86	11' 9"	x	9' 5"
Bedroom 3	3.42	x	2.86	11' 3"	x	9' 5"
Bedroom 4	2.88	x	2.38	9' 6"	x	7' 10"
Garage	5.67	x	5.67	18' 8"	x	18' 8"



GROUND FLOOR



FIRST FLOOR



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Trefoil Plots 18, 25 and 26

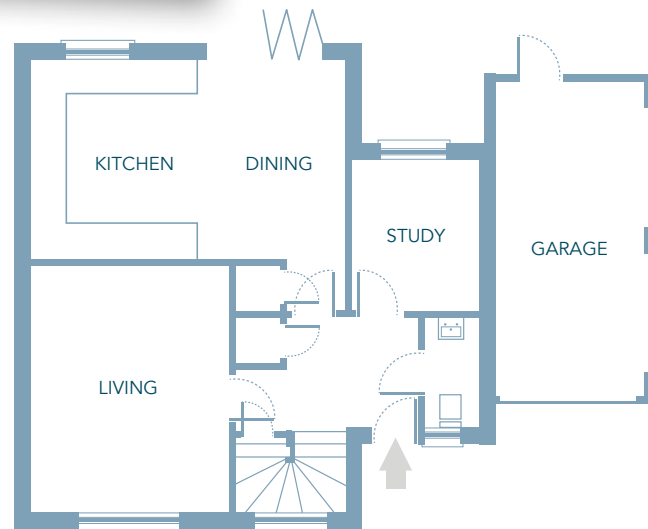


4 bedroom detached house

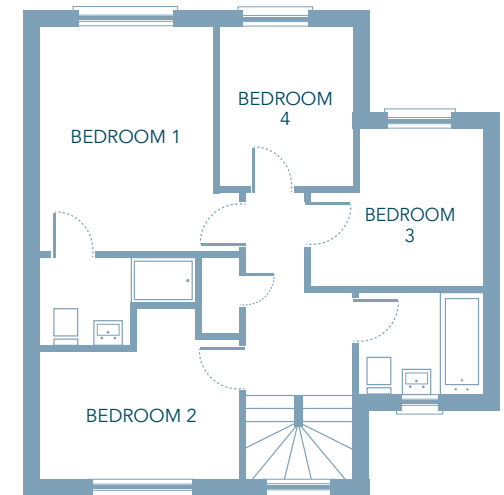
Plots 25 and 26 have attached garages
Plot 18 has a detached garage

CGI of Plot 26

Living	4.45	x	3.56	14' 7"	x	11' 8"
Kitchen/Dining	5.65	x	3.58	18' 7"	x	11' 9"
Study	2.69	x	2.55	8' 10"	x	8' 5"
Bedroom 1	4.04	x	3.13	13' 3"	x	10' 4"
Bedroom 2	3.57	x	2.26	11' 9"	x	7' 5"
Bedroom 3	3.12	x	2.86	10' 3"	x	9' 5"
Bedroom 4	2.88	x	2.38	9' 5"	x	7' 10"
Garage	5.67	x	2.83	18' 8"	x	9' 4"



GROUND FLOOR



FIRST FLOOR



CGI of Plot 19



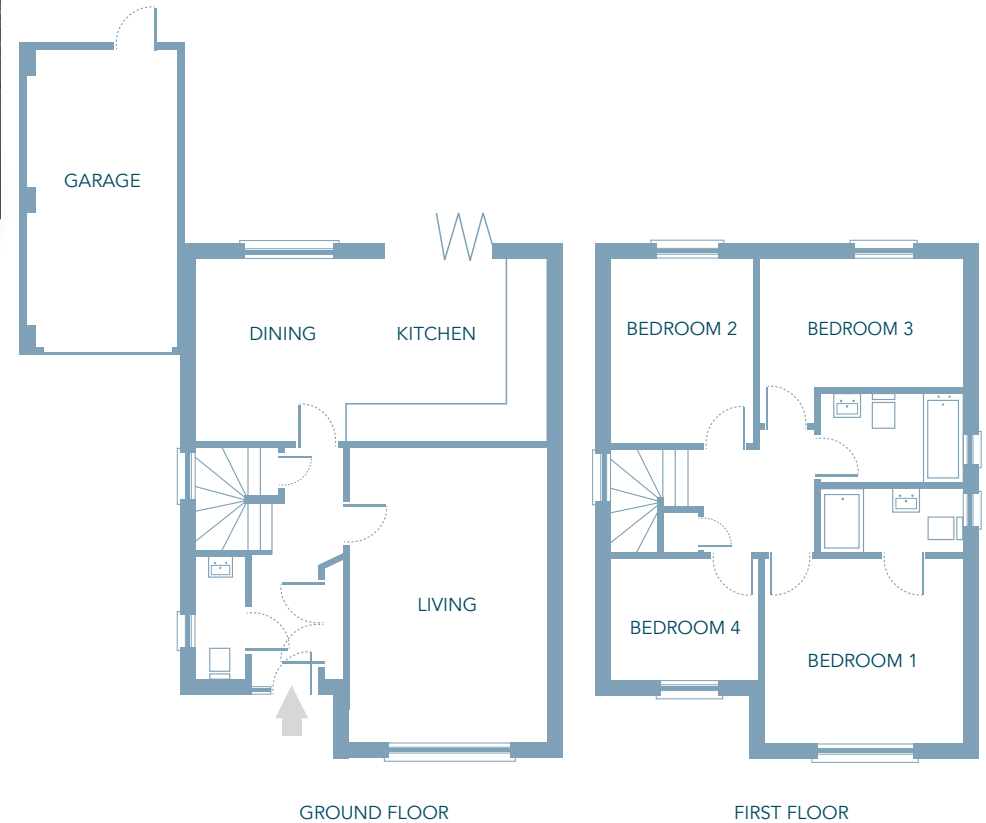
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Ashley Plots 14, 15, 17 and 19



4 bedroom detached house with attached garage

Living	5.62	x	3.75	18' 5"	x	12' 4"
Kitchen/Dining	6.75	x	3.46	22' 2"	x	11' 5"
Bedroom 1	3.75	x	3.54	12' 4"	x	11' 7"
Bedroom 2	3.46	x	2.74	11' 5"	x	9' 0"
Bedroom 3	3.85	x	2.40	12' 8"	x	7' 11"
Bedroom 4	2.86	x	2.34	9' 5"	x	7' 8"
Garage	5.67	x	2.83	18' 8"	x	9' 4"






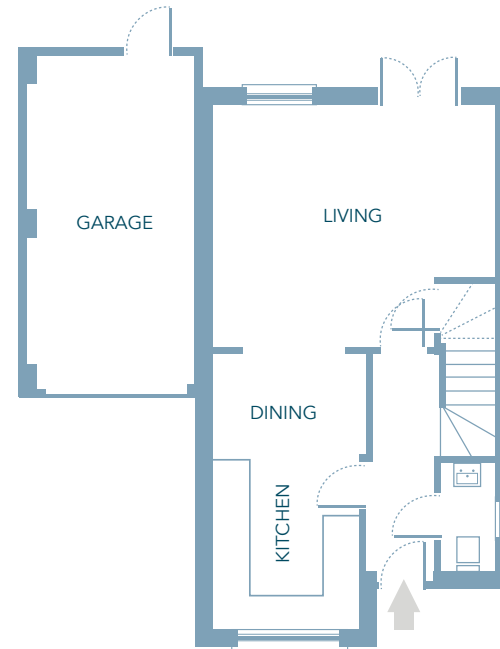
CGI of Plot 13



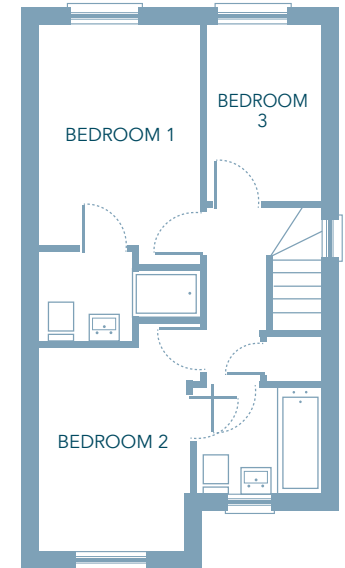
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Becket Plots 12, 13, 16, 23 and 24 
3 bedroom detached house with attached garage

Living	4.90	x	4.15	16' 1"	x	13' 8"
Kitchen/Dining	4.76	x	2.53	15' 8"	x	8' 4"
Bedroom 1	3.76	x	2.81	12' 4"	x	9' 3"
Bedroom 2	3.52	x	2.52	11' 7"	x	8' 3"
Bedroom 3	2.97	x	1.94	9' 9"	x	6' 5"
Garage	5.67	x	2.83	18' 8"	x	9' 4"



GROUND FLOOR



FIRST FLOOR



CGI of Plot 5



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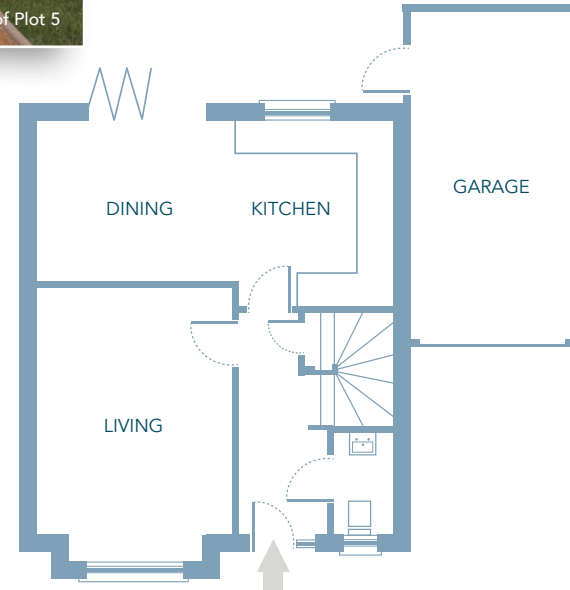
Stroud Plots 4, 5, 27, 42, 43, 52 and 53



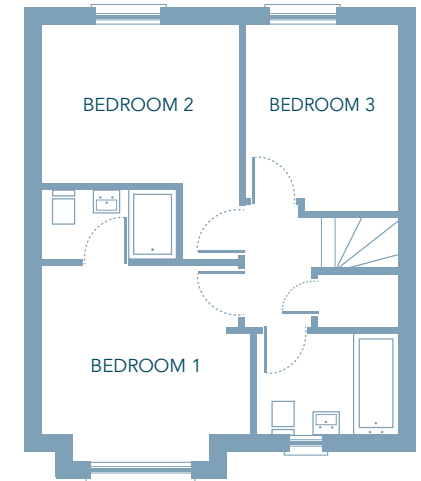
3 bedroom detached house

Plots 4, 5, 27, 52, 53 have attached garages
Plots 42 and 43 have detached garages

Living	4.82	x	3.42	15' 10"	x	11' 3"
Kitchen/Dining	6.23	x	2.78	20' 6"	x	9' 2"
Bedroom 1	3.65	x	3.48	12' 0"	x	11' 5"
Bedroom 2	3.42	x	2.78	11' 3"	x	9' 2"
Bedroom 3	3.25	x	2.67	10' 8"	x	8' 9"
Garage	5.68	x	2.84	18' 7"	x	9' 3"



GROUND FLOOR



FIRST FLOOR



CGI of Plot 1



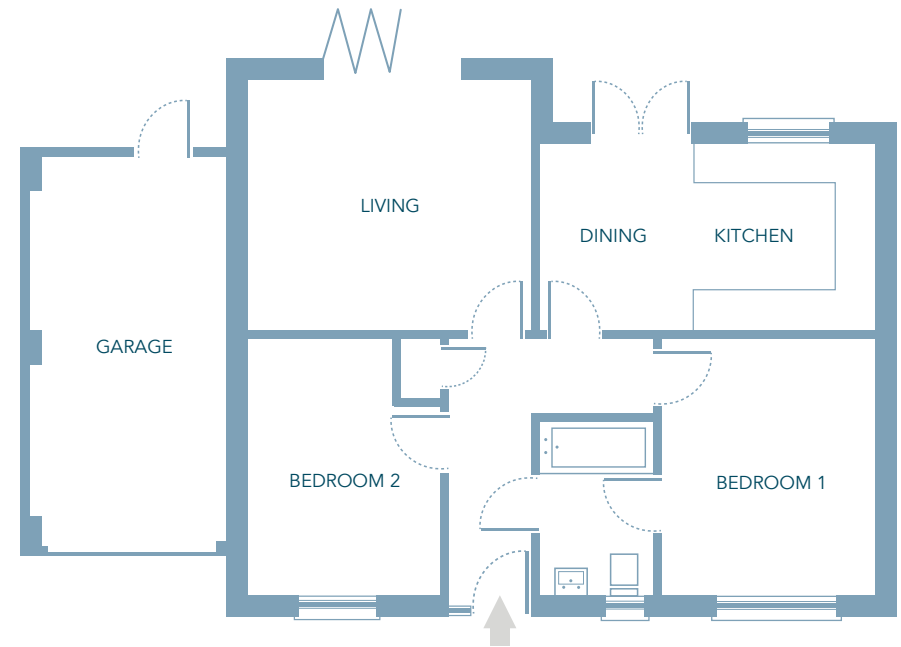
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Triline Plot 1



2 bedroom detached bungalow with attached garage

Living	4.17	x	3.75	13' 8"	x	12' 4"
Kitchen/Dining	4.94	x	2.77	16' 3"	x	9' 1"
Bedroom 1	3.78	x	3.12	12' 5"	x	10' 3"
Bedroom 2	3.77	x	2.83	12' 5"	x	9' 4"
Garage	5.67	x	2.77	18' 8"	x	9' 1"





CGI of Plots 8 & 9



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Lariat Plots 6, 7, 8, 9, 10, 11, 41, 50 and 51

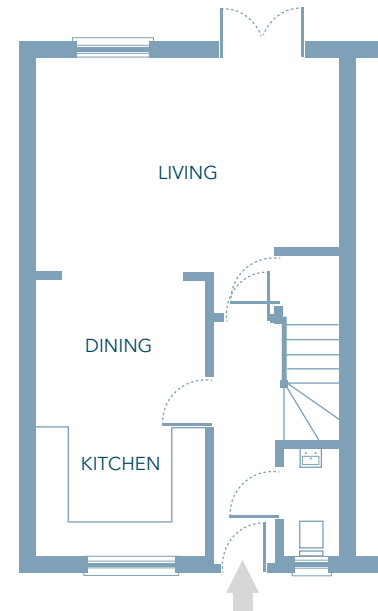


3 bedroom detached and semi-detached house

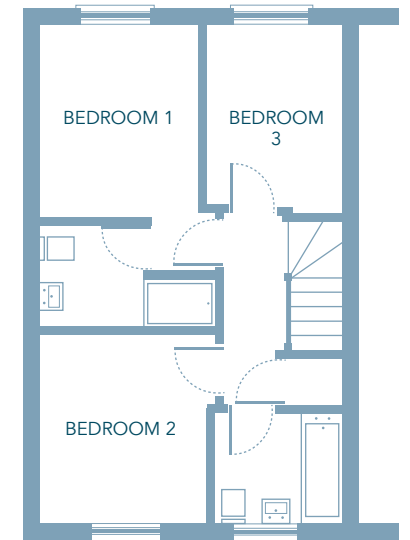
Plots 6, 7 and 41 are detached with garages

Plots 8, 9, 10, 11, 50 and 51 are semi-detached with 2 parking spaces

Living	4.90	x	3.46	16' 1"	x	11' 5"
Kitchen/Dining	4.47	x	2.70	14' 8"	x	8' 11"
Bedroom 1	3.15	x	2.56	10' 4"	x	8' 5"
Bedroom 2	2.96	x	2.65	9' 9"	x	8' 8"
Bedroom 3	2.96	x	2.19	9' 9"	x	7' 3"
Garage	5.67	x	2.83	18' 8"	x	9' 4"



GROUND FLOOR



FIRST FLOOR



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CHANDLER PARK SPECIFICATION

KITCHEN

Fitted kitchen units
Soft close hinges and drawers
Quartz work surfaces with matching upstands and splashback
LED lighting under wall units
Stainless steel double oven with gas hob and chimney hood
Integrated fridge/freezer
Integrated washing machine
Integrated dishwasher
Stainless steel undermounted 1.5 bowl sink
Ceramic floor tiles

FAMILY BATHROOM

White sanitaryware
Half height tiling to all walls extending to full height around bath
Thermostatic shower over bath with glass screen
Chrome plated heated towel rail
Shaver socket
Ceramic floor tiles

ENSUITE

White sanitaryware
Half height tiling to all walls extending to full height in shower cubicle
Thermostatic shower
Chrome plated heated towel rail
Shaver socket
Ceramic floor tiles

CLOAKROOM

White sanitaryware
Feature tiles behind WC and basin

ELECTRICAL

Ample well placed double sockets
High level TV point in living room, dining room and all bedrooms
Low level TV point in living room
Telephone socket in hall, cupboard under the stairs, living room and smallest bedroom or study
Recessed LED lights in kitchen/dining, bathroom, en-suite and cloakroom
Outside lights to front and rear doors
Door bell
Power and light to garage

INTERNAL FEATURES

Stylish flush oak finished doors
Modern chrome door furniture
Skirtings and architraves finished in white gloss paint
Smooth finish to ceiling
Engineered oak floor in hallway, living room and cloakroom

EXTERNAL FEATURES

Garden areas turfed
Paved pathways and feature patio areas
UPVc double glazed windows
Black gutters and downpipes
Block paved driveways

HEATING

Underfloor heating on ground floor with radiators on first floor

GUARANTEE

A full NHBC 10 year warranty. Each home will be independently surveyed during the course of construction by NHBC who will issue their certificate upon completion of the home.

All new homes will be sold in accordance with the Consumer Code for Home Builders. Please refer to www.consumercodeforhomebuilders.com or ask the Home Buying Advisor for further information.

NOTES:

Choice of finishes and fitments detailed in this specification are only available where stage of construction permits. Under the provisions of the Property Misdescriptions Act 1991, prospective purchasers are advised that the design dimensions quoted are approximate, having been prepared from Architect's working drawings.

Variations may occur in construction due to tolerances on materials or working practices. Purchasers should, therefore, satisfy themselves at the time of construction as to the actual finished dimensions.

Elevational treatments, window arrangements and materials may vary from plot to plot.

Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alteration could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development.

These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a contract and purchasers are advised to check salient details for themselves.

Prior to exchange of contracts, purchasers will be required to inspect the working drawings for the property they are purchasing and confirm that they are satisfied regarding the details.

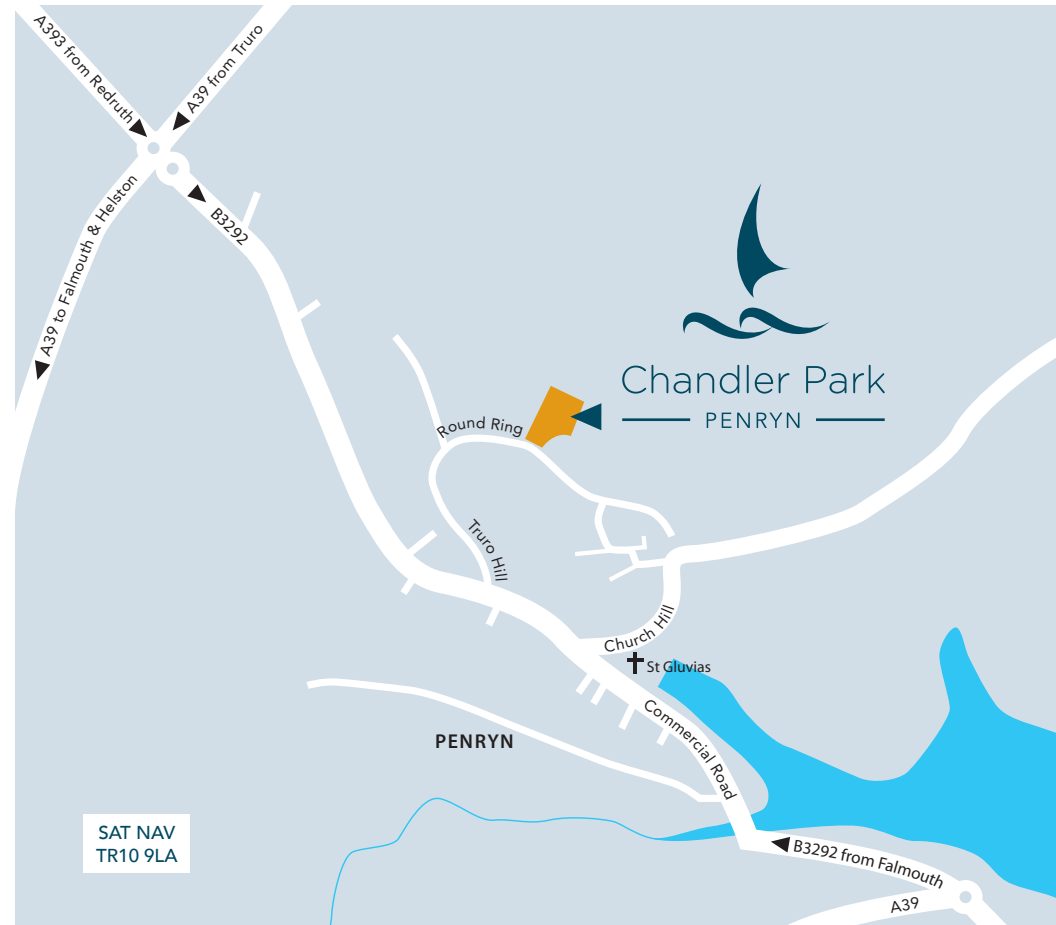


Established in 1974 and with 43 years' experience in delivering high quality new homes, Pearce Fine Homes has for many years been a leader in incorporating modern design and technologies in new homes. We continue to build energy efficient homes that reduce carbon emissions and support a sustainable future. With our in-depth knowledge of the industry, we can create a unique and bespoke home designed for contemporary living.

At Chandler Park we have created a rare opportunity to buy a new home on the rural fringe of the historic south Cornwall town of Penryn, well placed to enjoy the amenities of both Penryn and the nearby town Falmouth. Here we have combined contemporary finishes with open plan living spaces to suit modern family lifestyles.

Working closely with local professionals and suppliers, employing our own experienced craftsmen, and sourcing quality materials and fittings, all help us to create homes of a superb quality that are both aesthetically pleasing and complementary to the surrounding area.

Wherever we build, we create well designed and innovative homes that are truly homes for the discerning buyer.



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