



# karbrook green

**KINGSKERSWELL**  
DEVON



**blakesley**  
estates

An exclusive development of 27 traditionally built new homes

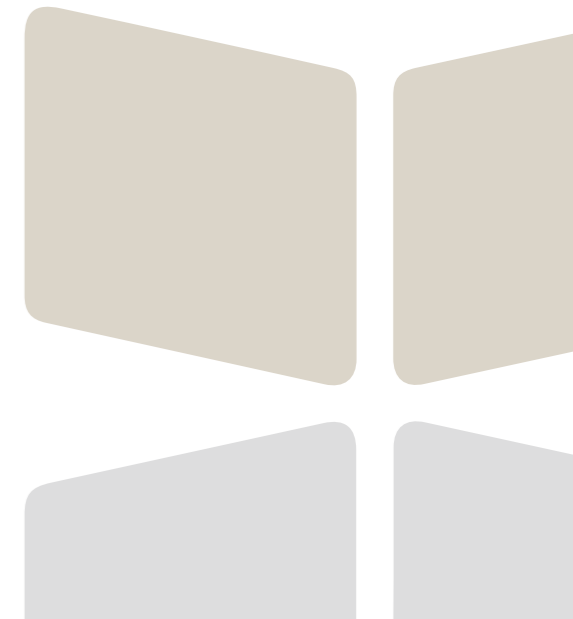
# karsbrook green

Karsbrook Green comprises of 27 traditionally built three and four bed new homes. Constructed using brick and local stone, these stunning homes are traditional in aesthetic yet built for modern living. The elevated position of the development offers far reaching, countryside views from selected plots.

Blakesley Estates offer a high-quality specification with a range of finishing choices. All properties benefit from two parking spaces and a rear garden with levelled areas. Features such as bespoke kitchens, underfloor heating to the ground floor and integrated appliances come as standard.



## QUINTESSENTIAL MODERN LIVING

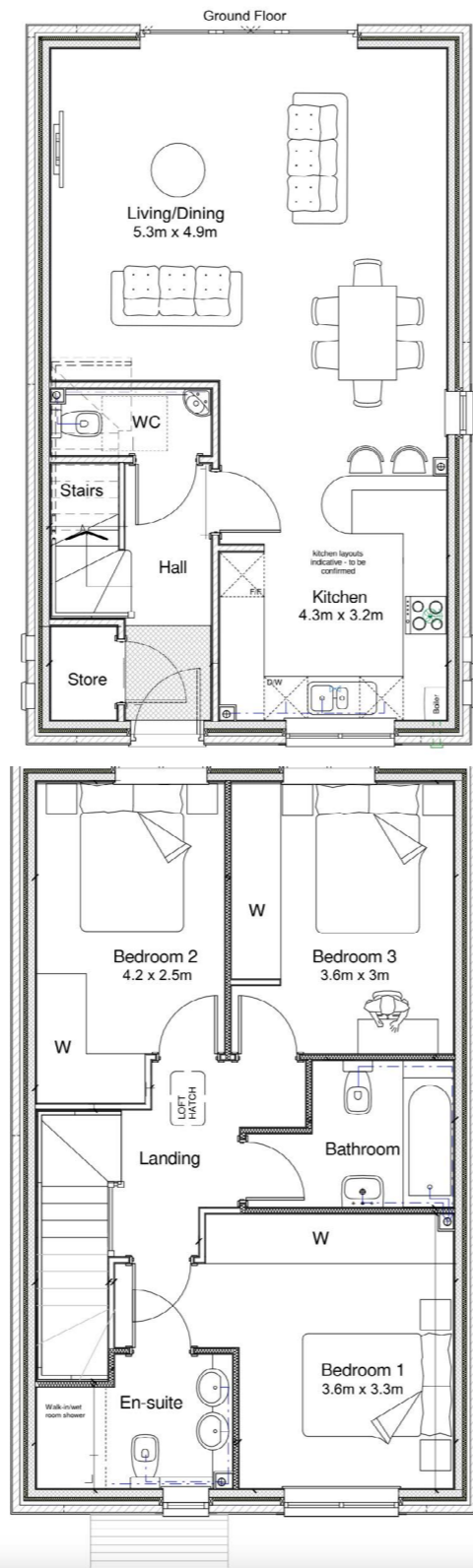


# 3 BEDROOM DETACHED HOUSE

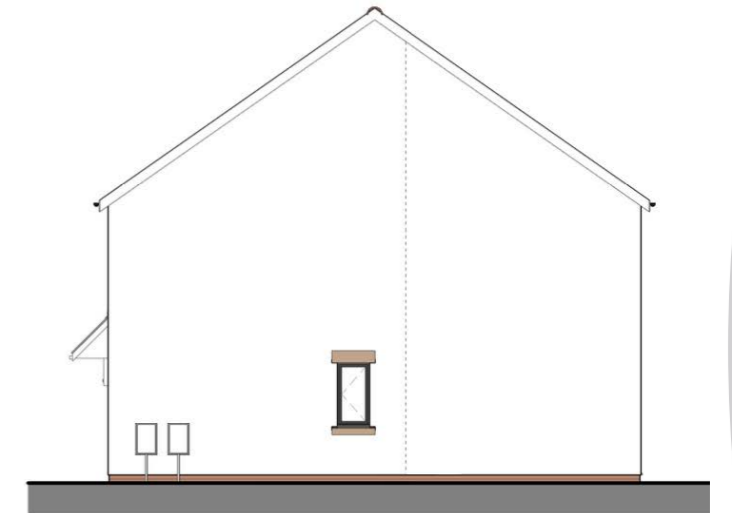
**ELEVATIONS**  
PLOTS 1, 2, 7, 8, 19, 20, 23, 24



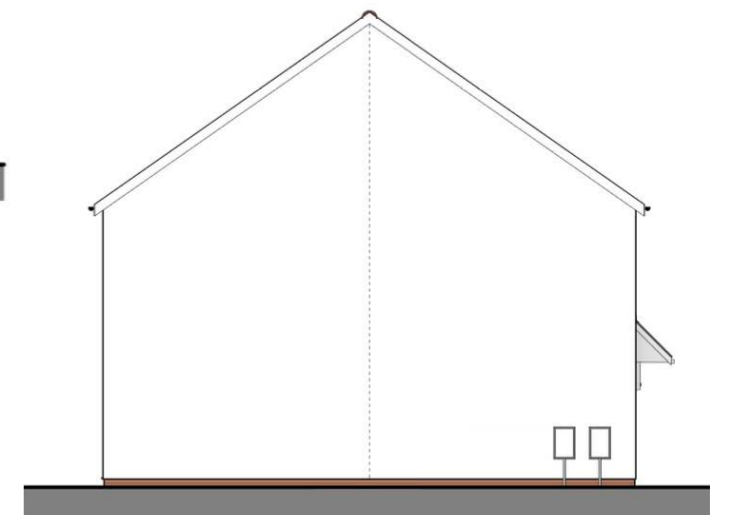
HOUSE TYPE C  
DETACHED  
FLOOR PLAN



SIDE 1 ELEVATION



SIDE 2 ELEVATION



FRONT ELEVATION



REAR ELEVATION



# 3 BEDROOM SEMI-DETACHED HOUSE



HOUSE TYPE C  
SEMI  
FLOOR PLAN



## ELEVATIONS PLOTS 5 & 6

FRONT ELEVATION



REAR ELEVATION



SIDE 1 ELEVATION

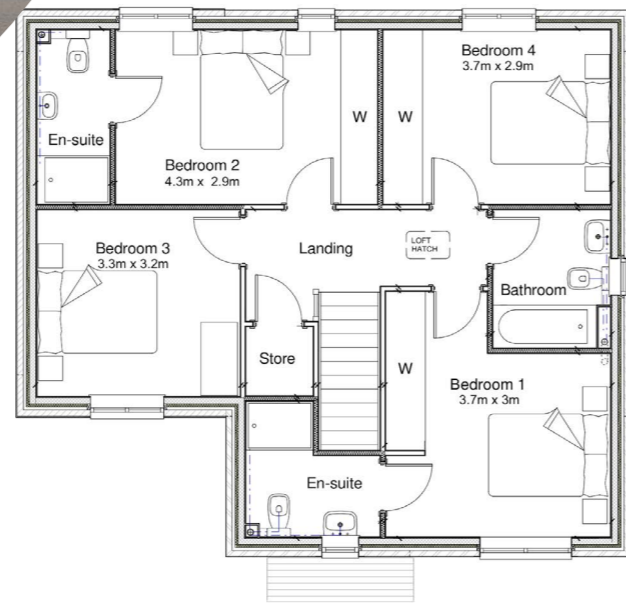


SIDE 2 ELEVATION



# 4 BEDROOM DETACHED HOUSE

## ELEVATIONS PLOTS 9 & 25



HOUSE TYPE E  
DETACHED  
FLOOR PLAN



FRONT ELEVATION



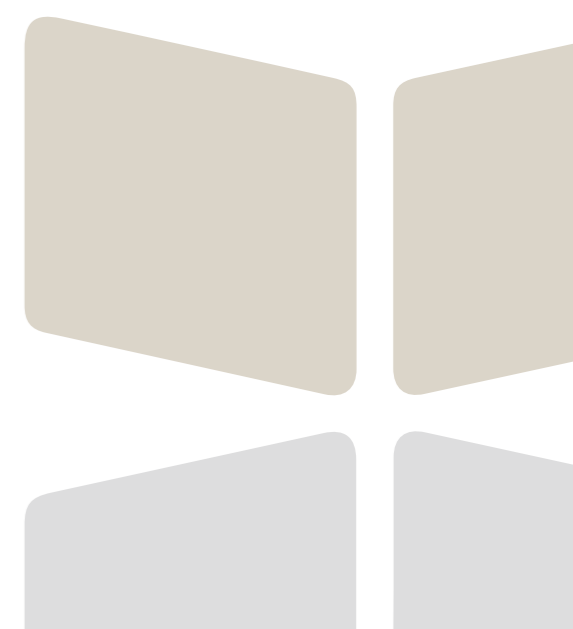
REAR ELEVATION



SIDE 1 ELEVATION



SIDE 2 ELEVATION

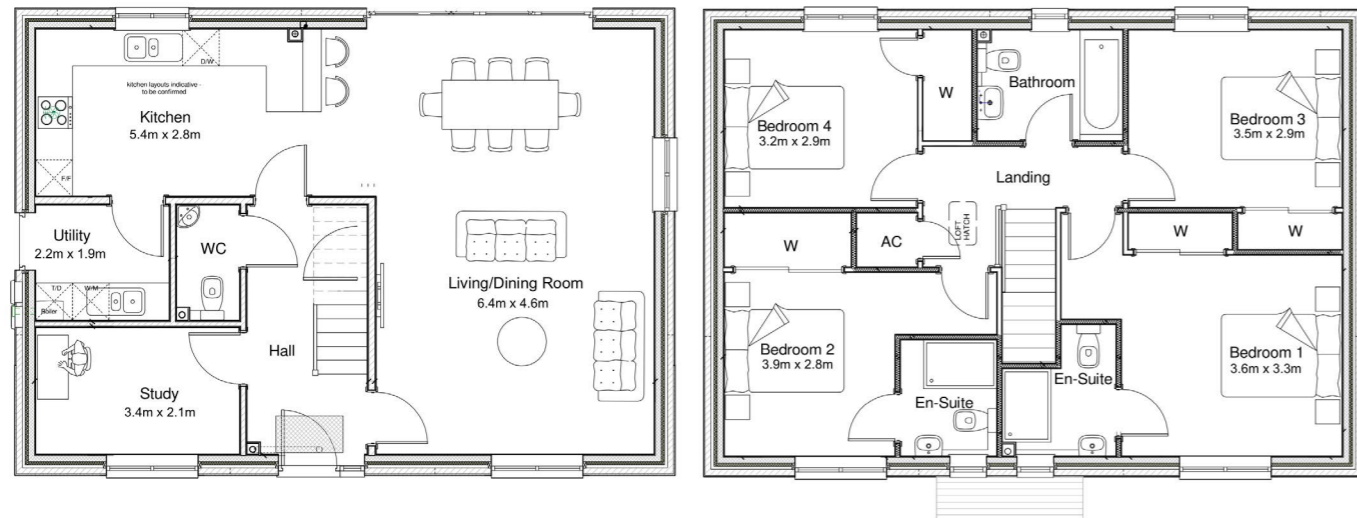


# 4 BEDROOM DETACHED HOUSE

ELEVATIONS  
PLOTS 11, 12, 13 & 21



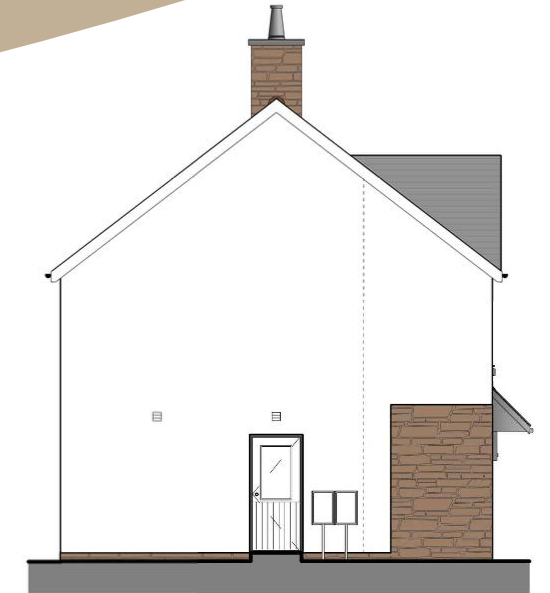
HOUSE TYPE F  
DETACHED  
FLOOR PLAN



FRONT ELEVATION

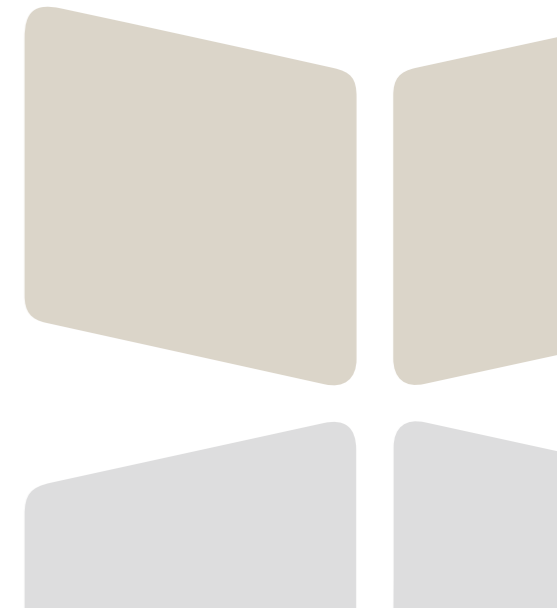
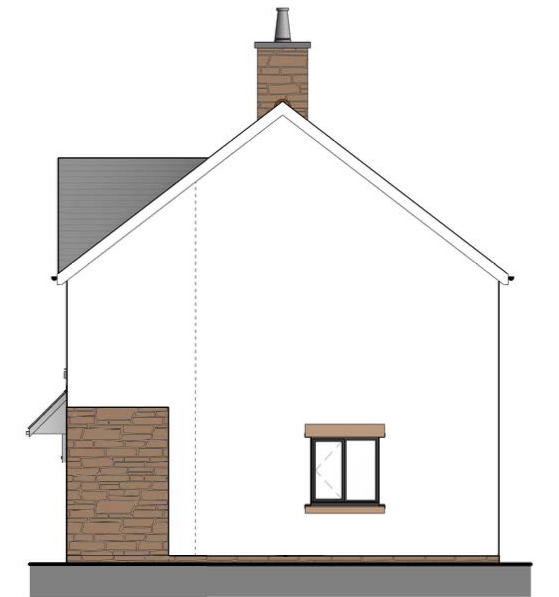


REAR ELEVATION



SIDE 1 ELEVATION

SIDE 2 ELEVATION



# karsbrook green

The South Devon village of Kingskerswell, etymologically derives from the Old English 'Carsewell'; 'carse' referring to the 'local watercress', a plant that still grows freely in the area, and 'well' referring to the wells and springs in the vicinity; with 'Kings' relating to the royal ownership of the area. Sat upon an ancient foundation, and mentioned in the Domesday book, Kingskerswell is steeped in local history, including the village's parish church, St Mary's, which dates back as early as the 14th century.

Blaquesley Estates have incorporated the area's rich history into their development of the site. The natural sandstone typical of the area is a central material used in the construction of the houses in the development. Karsbrook Green's name also incorporates the Old English 'carse' with the brook that runs through the area. Each of these elements also are present in the site's logo, reflecting the history and traditional housing style of the development.



KINGSKERSWELL

## LOCATION



NEWTON  
ABBOT

Karsbrook Green is close to the neighbouring market town of Newton Abbot and within easy commute of Torbay (Torquay, Paignton, Brixham) and Exeter.

Newton Abbot is a historic market town surrounded by beautiful South Devon countryside. The town is home to a large range of shops, restaurants and open spaces and is perfectly located close to both Dartmoor National Park and a wealth of seaside towns.



TORBAY

Torbay is a large bay on Devon's south coast, overlooking clear blue waters from their vantage points along the bay are three towns: Paignton, Torquay and Brixham. These hills act as suntrap, allowing the bay to luxuriate in its own warm microclimate. It is the bays golden sands and rare propensity for fine weather that has led to the bay and its seaside towns being named the English Riviera.



# DEVELOPMENT SPECIFICATION

- 27 traditionally built new homes finished to a superior standard
- The exclusive development includes 3 and 4 bed houses
- Local amenities within close proximity
- A short, 14 minute drive to Torquay beach
- Stunning views of the surrounding countryside
- Landscaped communal areas

## HOUSES

- Bespoke fitted kitchen with integrated appliances, solid worktops and modern splash backs
- Contemporary white bathroom suite with chrome taps, heated towel rail and choice of large format porcelain tiles
- Choice of premium carpets
- 2 parking spaces per property
- Rear gardens

GENERAL	3 BEDROOM HOMES	4 BEDROOM HOMES
uPVC double glazed casement windows	•	•
External doorsets with multipoint locking system	•	•
Underfloor heating on ground floor level	•	•
Gas fired central heating	•	•
Rear garden boundary fences	•	•

INTERNAL FINISHES	3 BEDROOM HOMES	4 BEDROOM HOMES
Oak veneer doors with chrome door furniture	•	•
White emulsion to walls & smooth white ceilings	•	•
Satin white woodwork	•	•
Engineered oak timber flooring to ground floor	•	•
Choice of premium carpet laid on the first floor	•	•
Fitted wardrobes with sliding doors in main bedrooms	•	•

Site plan, floor plans and elevations are available upon request.

## FINISHES

KITCHEN	3 BEDROOM HOMES	4 BEDROOM HOMES
Fully fitted kitchen with silestone worktop	•	•
Glass splash back behind hob	•	•
1.5 bowl stainless steel sink	•	•
Ceramic hob	•	•
Stainless-steel oven	•	•
Integrated fridge/freezer	•	•
Integrated dishwasher	•	•
Integrated washing machine	•	•

BATHROOM & EN SUITE	3 BEDROOM HOMES	4 BEDROOM HOMES
White sanitary ware with contemporary chrome fittings	•	•
Fixed head & hand shower with glass screen over bath	•	•
Fixed head shower in en suites	•	•
Choice of large format porcelain tiles	•	•
Chrome heated towel rail in bathroom and en suite	•	•

LIGHTING & ELECTRICALS	3 BEDROOM HOMES	4 BEDROOM HOMES
BT Fibre network to the premises	•	•
TV point in living room	•	•
LED downlights in kitchen, bathroom and en suite	•	•
Pendant lighting in hallway and bedrooms	•	•



Specification may be amended at any time without notice. Please check specific plot details with the Sales Agent prior to reserving your home, particularly on items which are important to you.

Alternative options available upon request. See additional options brochure for finishing choices. Finishing choices are dependent on build stage.

Blakesley Estates subscribes to the Consumer Code of Conduct. Please refer to the Sales Agent for details.

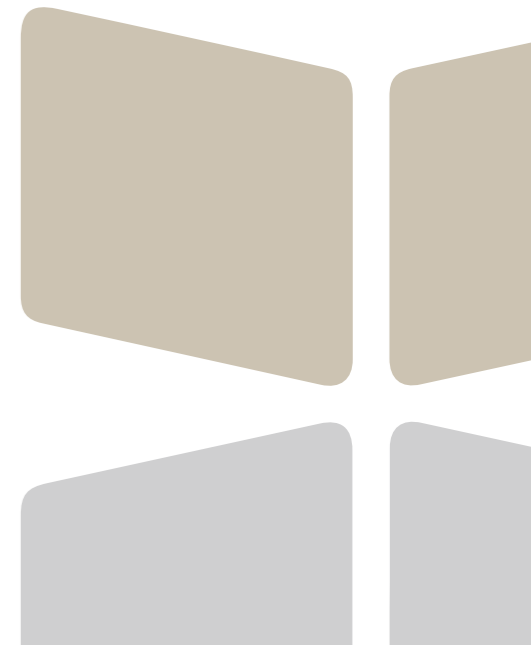


# SITE LAYOUT

## KEY



- TYPE C**  
DETACHED
- TYPE C**  
SEMI 2 BED
- TYPE C**  
SEMI 3 BED
- TYPE E**  
DETACHED 4 BED
- TYPE F**  
DETACHED 4 BED
- TYPE B**  
1 BED FLAT



# karsbrook green

FOR FURTHER INFORMATION  
PLEASE CONTACT CHARLES HEAD OR COMPLETE ESTATE AGENTS:



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Charles Head and Complete Estate Agents act on behalf of Blakesley Estates for reservations and sales.

Blakesley Estates subscribes to the Consumer Code of Conduct for Home Builders.

Please note, external materials and internal specification may be subject to change. You will be notified of any supply issues relating to your home.



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