



# Ogwell Brook

East Ogwell, Devon



# Welcome

**Ogwell Brook** is a development of contemporary one and two bedroom apartments & three and four bedroom homes; a superb range of property choices for families, retirement or first time buyers.

It can be described as an ideal suburban setting, bordered by beautiful unspoilt Devon countryside, but with easy and direct access into the bustling town centre and amenities of nearby Newton Abbot. The development enjoys a valley setting that adds to its spacious and open feeling. A varied and contrasting layout features reserved off street parking or garages and private gardens with patios or balconies for many of the properties.

Situated in a scenic wooded valley, Ogwell Brook incorporates a private nature reserve and the feature of a stream, called Ogwell Waters, that runs through the site. There are a number of public open spaces with trees and shrubbery. All residents will contribute towards the management and upkeep of these areas. The green spaces will harmonise with the nearby fields and woodlands.

There will be a new bus service from Ogwell Brook into town, and each household will benefit from a £50 voucher which can be put towards the cost of a bicycle.



# Ogwell Brook









# The Location

Ogwell Brook is situated in a sloping vale midway between the South Devon coastline and Dartmoor National Park. It is close to the traditional country village of East Ogwell, a small community with a parish church, primary school, village green, ancient thatched pub 'The Jolly Sailor' and a welcoming social life. The village was first recorded in 956 and is mentioned in the Domesday Book.

Even though Ogwell Brook has a strong countryside feel, it is close to the busy centre of nearby Newton Abbot. These days the town is mostly famous for its racecourse and its centre has been undergoing regeneration and revival. You will find a mixture of famous high street name shops, specialist stores, a busy market, cinema and plenty of cafes and pubs. Main supermarkets include ASDA, Sainsbury's and Tesco at Kingsteignton, opposite the racecourse. Austin's department store has provided the area's shoppers with everything from fashion to furniture for over 85 years.

A mainline train station offers local and countrywide rail access to Bristol, London etc. A little further afield will take you to Exeter, Devon's capital city with superb dining, fine fashion and an airport for both domestic and European flights.

Not far from Ogwell Brook is the Green Flag Award winning Decoy Country Park with acres and acres of playing fields, wild woodlands and a large boating lake. Walking, canoeing, bird watching and picnics are among the popular activities and there is a children's play area. The old-fashioned seaside town of Teignmouth or the brighter lights and nightlife of Torquay are both only 8 miles away.

Newton Abbot Leisure Centre has two swimming pools with a fabulous range of sports and leisure facilities.







# Finishing Touches

## Kitchen

- Choice of contemporary styled kitchens and co-ordinating worktops\* with matching upstand
- Choice of Vinyl flooring to kitchen and dining area\*
- Stainless steel splashback behind hob
- Inset stainless steel 1.5 bowl sink and drainer
- Chrome mixer taps
- Plumbing for washing machine
- Plumbing for dishwasher behind unit
- Washer dryers are available for the apartments only

## Integrated Appliances

- Stainless steel double oven
- Stainless steel hob
- Stainless steel chimney extractor canopy

## Electrical

- Brushed stainless steel electrical fittings to kitchen
- TV points to lounge, kitchen and bedrooms
- Provision for wall mounted flat screen TV to lounge
- BT points to hall, lounge and smallest bedroom or study

## Heating

- Gas central heating
- Thermostatically controlled radiators (except heat leak radiator)
- Socket for an electric fire

## Security

- Mains smoke detector with battery back-up
- Consumer unit with circuit breaker / RCD protection
- Window locks to all windows (except fire escape)
- Wiring for an alarm system

## Bathroom

- Contemporary white sanitaryware
- Choice of designer style chrome taps\*
- Choice of ceramic wall tiles\*
- Large feature mirror with pelmet and downlights in either bathroom or en-suite
- Steel bath
- Basin
- WC
- Shaver point
- Electric shower over bath when no en-suite
- Glazed shower screen when shower over bath

## En-suite

- Contemporary white sanitaryware
- Choice of designer style chrome taps\*
- Choice of ceramic wall tiles\*
- Basin
- WC
- Shaver point
- Shower tray with glazed shower door
- Electric shower


## Interior Finishes

- White oak style, flush, internal doors
- Brushed chrome style ironmongery
- Smooth ceilings
- Woodwork finished in white satin paint
- Choice of 3 neutral shades of wall paint (Only one shade per house)\*
- Feature wall, painted from a choice of 6 colours, in lounge and bedroom 1\*
- White oak handrail to staircase with contemporary chrome baulsters

\*Choice where stage of construction permits.

10 year NHBC Warranty (valid from date of completion of construction. This is not the same date as that of purchase. Please ask for specific information).

Photos taken in previous Midas Homes developments and may show items available to purchase from our Options brochure.





# Midas Homes

Midas Homes, a Galliford Try company, builds over 300 homes for sale every year throughout the South West peninsula and is acclaimed for its high quality fixtures, fittings and internal finishes. From refurbished properties to new build, one bedroom apartments to five bedroom detached homes, Midas Homes' portfolio is broad and encompasses a range of styles, including large, urban developments such as TR1 in Truro, smaller rural developments such as Mill Fields in Shebbear and beachside developments like Two Coves in Duporth.

Midas Homes has always worked hard to create developments with a strong sense of community and great care is taken to ensure the product sits comfortably within the local environment. Midas Homes uses a wide range of building techniques and materials from brick, block, and timber frame through to lightweight steel frame, to deliver

the most appropriate product. A variety of bricks, tiles, slates, renders and architectural details are used to ensure the external finishes reflect the local setting.

Midas Homes is an established housebuilder and has a track record of delivering high quality and innovative developments. This has been acknowledged nationally by the presentation of high profile housing awards, such as the "Overall Winner" in the Housing Design Awards 2009.

## Some of our developments which have received awards:

### Gunwharf in Plymouth, Devon

#### Designed by Lacey Hickie Caley

- Westcountry Publications' New Living New Homes Awards for Best Four Bedroom Home
- Awarded a CABE Building for Life Gold Standard
- Mail on Sunday's National Homebuilder Design Awards - Best Large Housing Development and Best Social Housing Development
- Daily Telegraph What House? Bronze Award for Best Development
- Best Housing-Led Regeneration Project in the Regeneration Awards



### South Gate in Totnes, Devon

South Hams District Council selected Midas Homes as its development partner for the redevelopment of Totnes Southern Area (South Gate) - a scheme that has created high quality new homes for the Totnes community.

South Gate won a National Housebuilder Design Award for its design before construction even began and was selected as the 'Overall Winner' in the Housing Design Awards 2009.





# The Big Print

Continuous product development is a policy to which everyone at Midas Homes works. We constantly seek fresh ideas and new products which will improve the design and specification of our homes.

We would particularly like to draw your attention to the room dimensions quoted on the floor plans as these can vary. Please do not use them for carpet sizes, appliance spaces or placing items of furniture. We strongly advise you to confirm for yourself all measurements of your chosen home as it nears completion. With all this in mind the information supplied in this brochure can and will change.

We will inform you of any changes on the amendment list which is printed on the reverse of the price list. If the list is not included in your brochure pack please ask the sales advisor to supply one and if in doubt please ask.



## Things you should know about reserving a new Midas home

### Visit our website for up-to-date information on Midas Homes

- Find out more about the Midas Homes experience
- Take virtual tours of some of our award winning developments
- Search all Midas Homes developments by price and/or region
- See examples of other Midas homes already completed
- Check availability on all of Midas Homes' developments

Midas Homes requires prime building land. Call the land team on 01626 356666

[midashomes.com](http://midashomes.com)



### new homes MORTGAGEHELPLINE

Professional, independent mortgage advice from the UK's leading new homes mortgage specialist.

Contact our helpline 7 days a week, daytime and evenings.

**01206 240800**

[thenewhomesgroup.co.uk/nhmf](http://thenewhomesgroup.co.uk/nhmf)

Part of the new homes group



- In order to reserve the property solely to you for four weeks, we will require a deposit of £1000 (which incorporates £500 reservation fee and £500 administration fee). You will be asked to pay this when you make the reservation, should you decide not to proceed from reservation to exchange of contracts, Midas Homes will refund your deposit less the administration fee.
- You will be expected to exchange contracts on the purchase of your new Midas home within four weeks of receipt of contract by your solicitor. In order to reserve you will need to be in a position to do this. This means you must either have a sale proceeding on your own property, which will also exchange within this time scale, or for this purchase to be financed by some other means.
- On exchange of contracts you will be expected to pay a deposit of 10% of the purchase price.
- We will give you an idea of when the property will be finished, but as building can be subject to delays and postponements, we will not normally be able to confirm a fixed completion date until approximately six weeks prior to event.
- Our site Sales Advisor will be your point of contact for any questions you may wish to raise as your purchase goes along and will be able to help you through the process.
- Our Sales Advisor will also be happy to point you in the right direction for solicitors and mortgage advice. It is a requirement of the company that all reservations be qualified by our nominated mortgage broker.



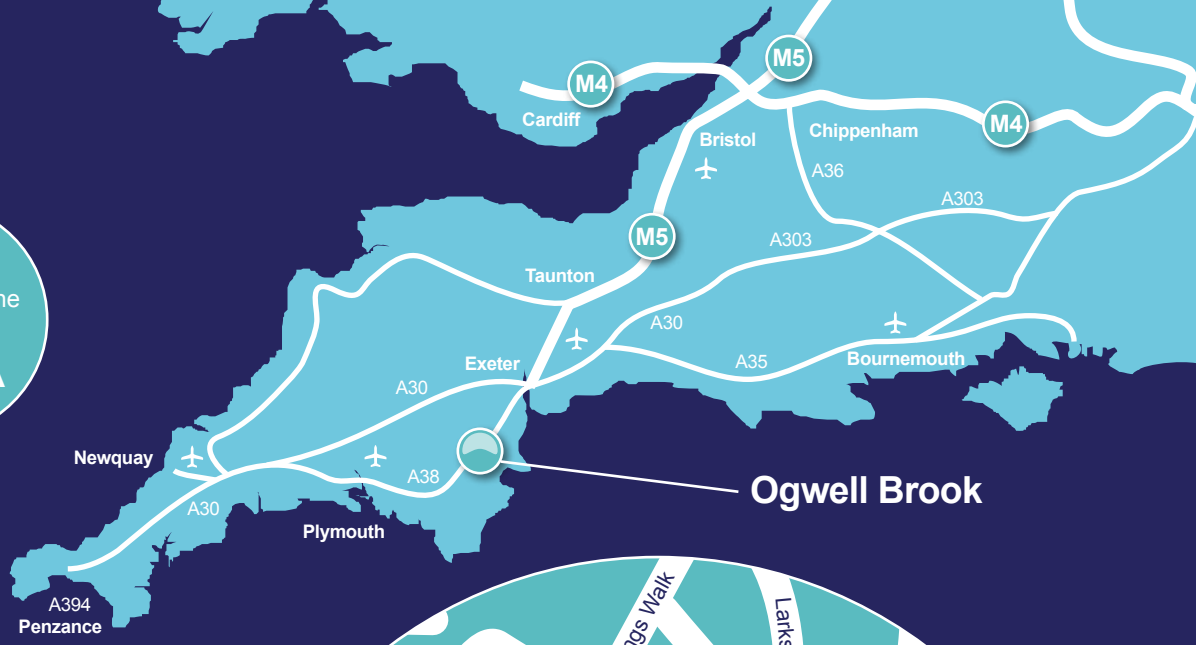


# Access & Location

**From Plymouth, Cornwall and the west:** take the A38 towards Exeter. At Goodstone Junction branch left onto the A383 (signposted Newton Abbot, Widdecombe, Bickington). Continue approximately 6 miles into Newton Abbot and take the second exit at the roundabout onto the A382, Highweek Street. Turn right at the lights (just before ASDA supermarket) and follow the road around to the left to the Wolborough Junction. Bear right onto the A381 (signposted Totnes). At the next roundabout take the third exit onto Ogwell Road (signposted Ogwell, Denbury). Take the next left into Reynell Road and Ogwell Brook can be found at the end of the road.

**From Exeter and the east:** from the M5 take the A38 towards Plymouth and Cornwall. Branch left for the A382 and at Drumbridges roundabout take the first exit for the A382 (signposted Newton Abbot, Torquay). At next roundabout take the first exit onto the A382 (signposted Newton Abbot). At Churchills roundabout take the second exit onto the A382 (signposted Ashburton A383). At Dyrons roundabout take the first exit onto the A382 (signposted Totnes). At the next roundabout take the second exit onto the A382. At Wolborough Junction bear right onto the A381 (signposted Totnes). At the next roundabout take the third exit onto Ogwell Road (signposted Ogwell, Denbury). Take the next left into Reynell Road and Ogwell Brook can be found at the end of the road.

For people using satnav, the postcode is **TQ12 6YA**



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