



# Welcome to Upton Green



Upton Green is Legacy Properties stunning new development of 25 luxury family homes in a community of contemporary design, thoughtfully finished in natural colours and materials that reflect this beautiful coastal setting.

Located just 500 meters from the breathtaking North Cornwall coastline, residents can enjoy easy access to Summerleaze Beach, Widemouth Bay, and the famous Bude Sea Pool—perfect for sea swimming, surfing, and coastal walks. With Bude’s shops, restaurants, and amenities close by, plus excellent connectivity to explore the area, Upton Green offers the perfect blend of town, country, and coast.

Thoughtfully designed for modern living, each home combines high energy efficiency with air-source heat pumps and solar panels, ensuring a more sustainable way of life. Inside, luxury kitchens and bathrooms create a refined and stylish space to call home.

A Upton Green offers the perfect blend of town, country, and coast.







## Why Buy a Legacy Property?



**You'll enjoy** all the benefits of owning a brand new Legacy Properties home, built by our award-winning team.

Legacy-built homes are meticulously planned with high-quality fixtures and fittings, clean lines and contemporary designs.

- Every Legacy home comes with our own 2 year warranty and a ten-year Premier Guarantee, removing the need for a structural survey and giving you complete peace of mind.
- Buying a new home gives you a blank canvas on which to stamp your personal style. We offer a range of finishes choices, helping you to create your unique home.
- New homes are low maintenance and designed for modern living.
- You can enjoy lower running costs. With higher levels of thermal insulation and energy efficient heating systems, our new homes are cosy and warm up more quickly.
- All appliances, fixtures and fittings are brand new. Appliances are highly energy-efficient and under warranty.
- Legacy homes benefit from increased security; all doors and windows incorporate state of the art locks and security, including security doorbells.
- Legacy offers a comprehensive customer care service.







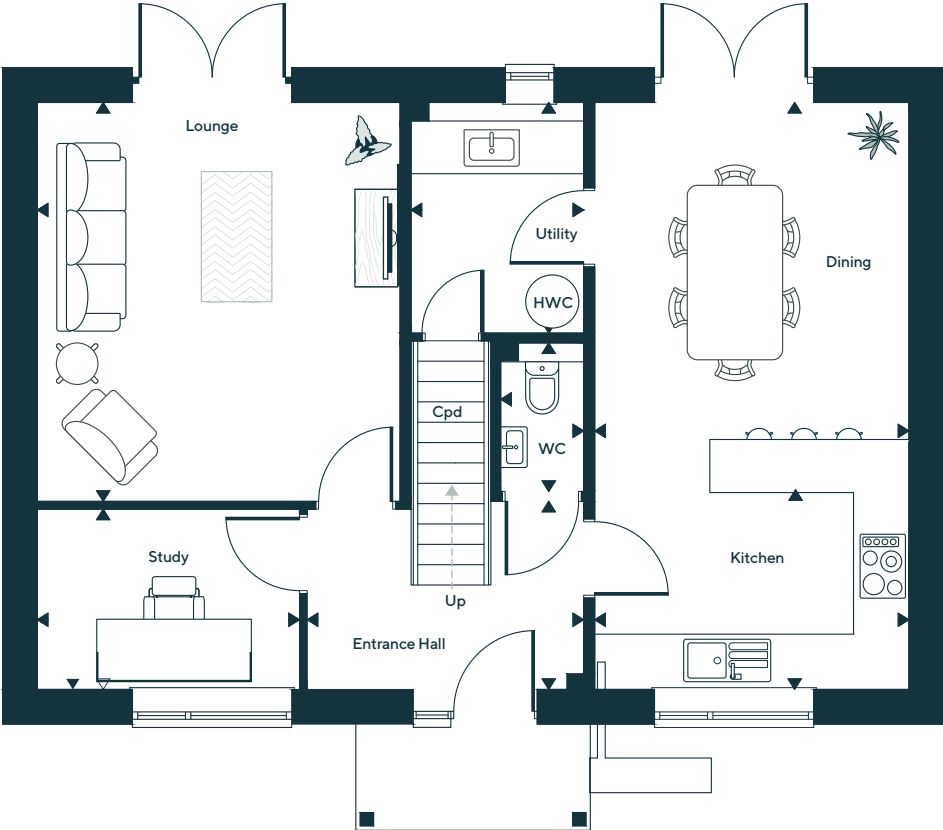
# 4 Bedroom

Plot 6, 7, 23



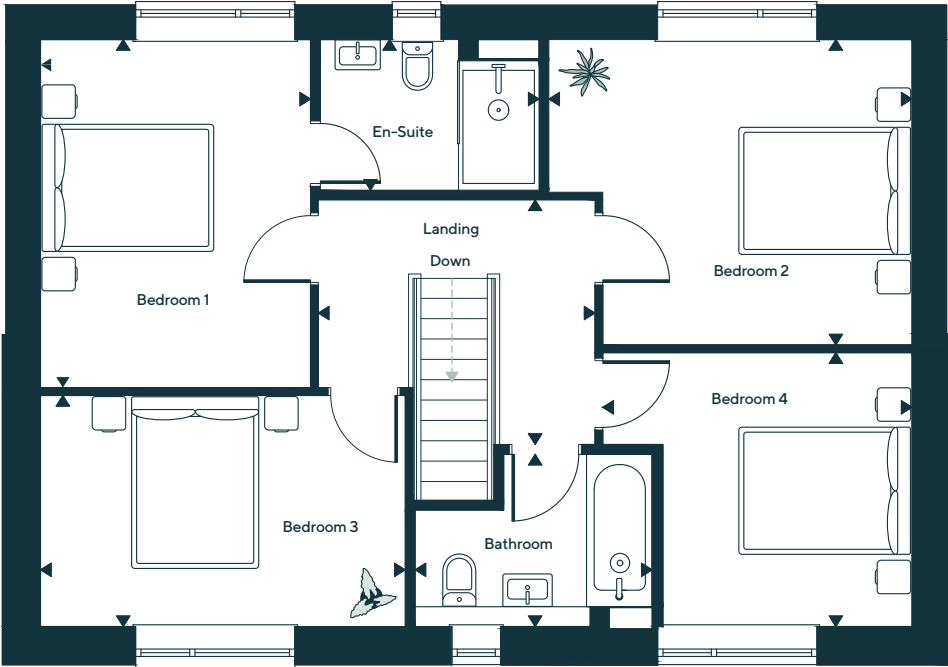
**4 bedroom homes** include open plan living space and four generous double bedrooms creating the ideal choice both for families and those who simply love to entertain. Entertain in the open plan kitchen and dining space.

All the stated dimensions are approximate and for indicative purposes only. Stated dimensions are subject to change without notice. Internal and external layouts, dimensions, furniture, wardrobes, appliance specification and location are for indicative purposes only and are subject to change. These plans are for indicative marketing purposes only and are not for construction purposes. External appearance, external finishes, landscaping and parking arrangements vary between plots.



Ground Floor

Lounge	4.10 x 4.51m	13'5" x 14'8"
Study	2.90 x 2.04m	9'5" x 6'7"
Entrance Hall	3.12 x 2.13m	10'2" x 7'0"
WC	0.94 x 1.68m	3'1" x 5'5"
Kitchen	3.55 x 2.7m	11'6" x 8'9"
Dining	3.55 x 3.7m	11'6" x 12'1"
Utility	1.95 x 2.61m	6'4" x 8'6"



First Floor

Bedroom 1	3.05 x 3.93m	10'0" x 12'9"
Bedroom 2	4.10 x 3.45m	13'5" x 11'3"
Bedroom 3	4.12 x 2.61m	13'5" x 8'6"
Bedroom 4	3.40 x 3.10m	11'2" x 10'2"
En-Suite	2.47 x 1.60m	8'1" x 5'2"
Bathroom	2.68 x 1.95m	8'8" x 6'4"
Landing	3.13 x 2.76m	10'3" x 9'1"



## 4 Bedroom

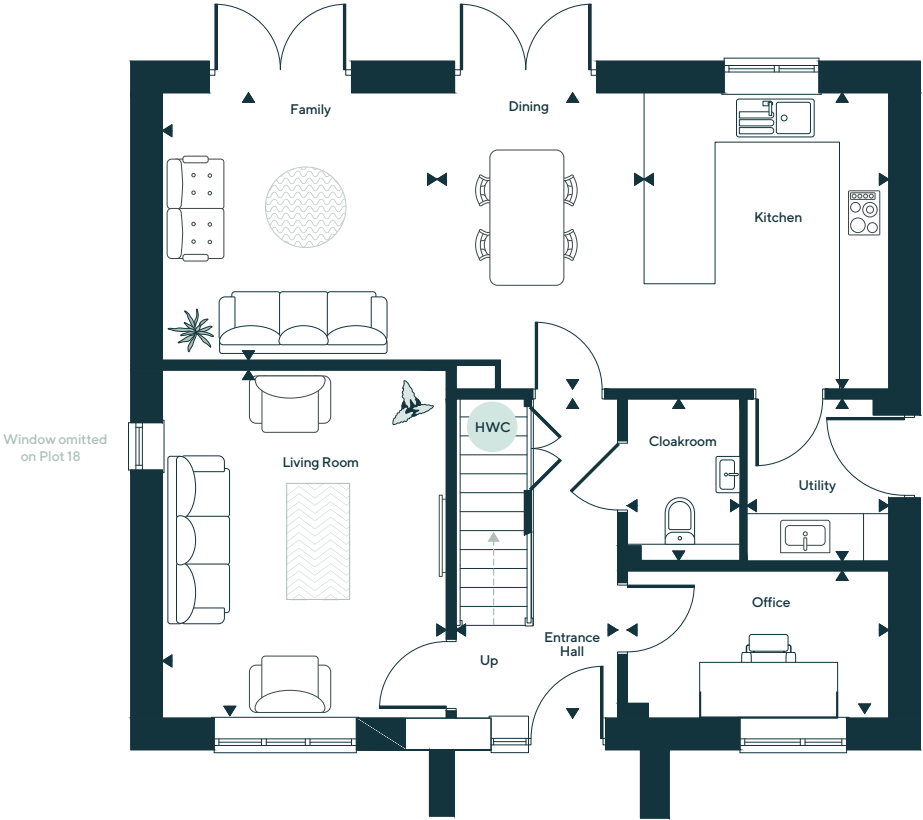
Plot 8 — 11, 18, 22



Our **generously** proportioned 4 bed houses are homes to be proud of and include large open plan living spaces, four double bedrooms, useful separate study and utility rooms and garage. Perfect for modern family living and entertaining.

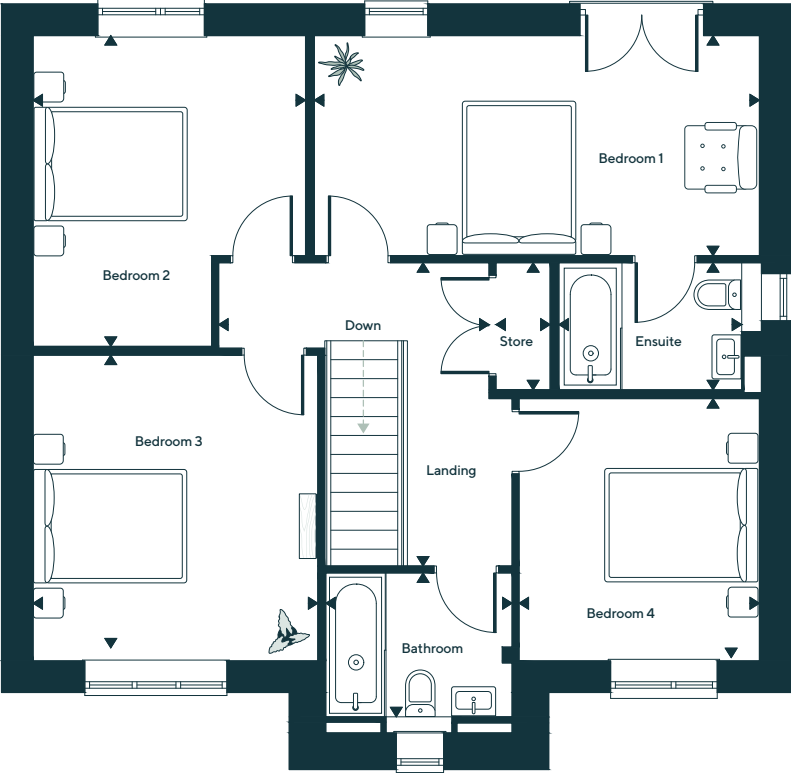
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Ground Floor

Family	3.40 x 3.10m	11'2" x 10'2"
Dining	2.62 x 3.75m	8'6" x 12'3"
Kitchen	3.10 x 3.75m	10'2" x 12'3"
Utility	1.80 x 2.05m	5'9" x 6'7"
Cloakroom	1.43 x 2.05m	4'7" x 6'7"
Office	3.31 x 1.86m	10'9" x 6'1"
Entrance Hall	2.04 x 4.04m	6'7" x 13'3"
Living	3.60 x 4.41m	11'8" x 14'5"



First Floor

Bedroom 1	5.64 x 2.79m	18'5" x 9'2"
Bedroom 2	3.45 x 3.94m	11'3" x 12'9"
Bedroom 3	3.61 x 3.87m	11'8" x 12'7"
Bedroom 4	3.04 x 3.32m	10'0" x 10'9"
En-Suite	2.32 x 1.61m	7'6" x 5'3"
Bathroom	2.36 x 1.82m	7'7" x 5'10"
Landing	3.43 x 3.84m	11'3" x 12'6"
Store	0.69 x 1.61m	2'3" x 5'3"

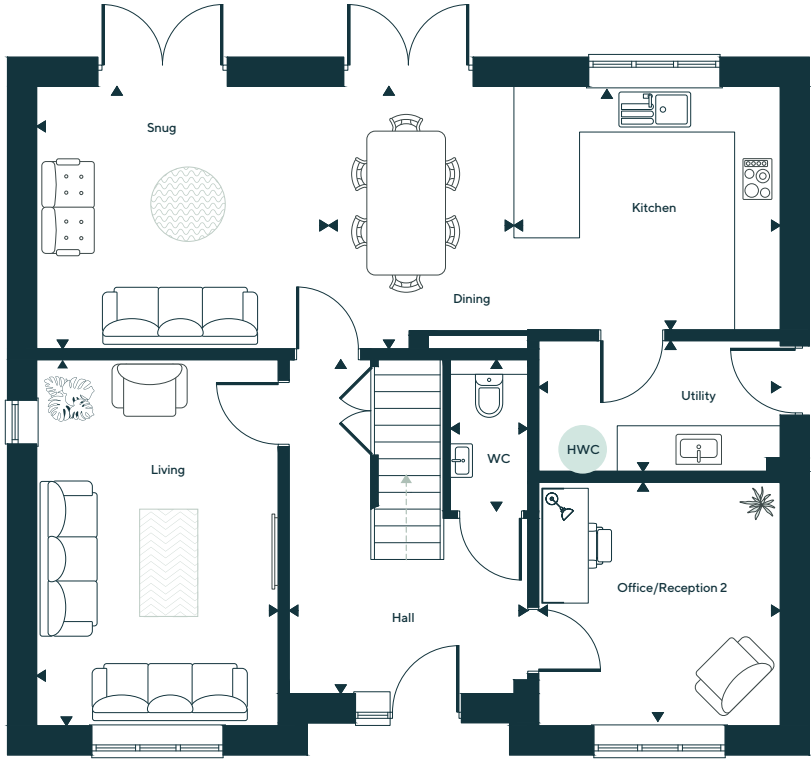
# 5 Bedroom

Plot 19 — 21



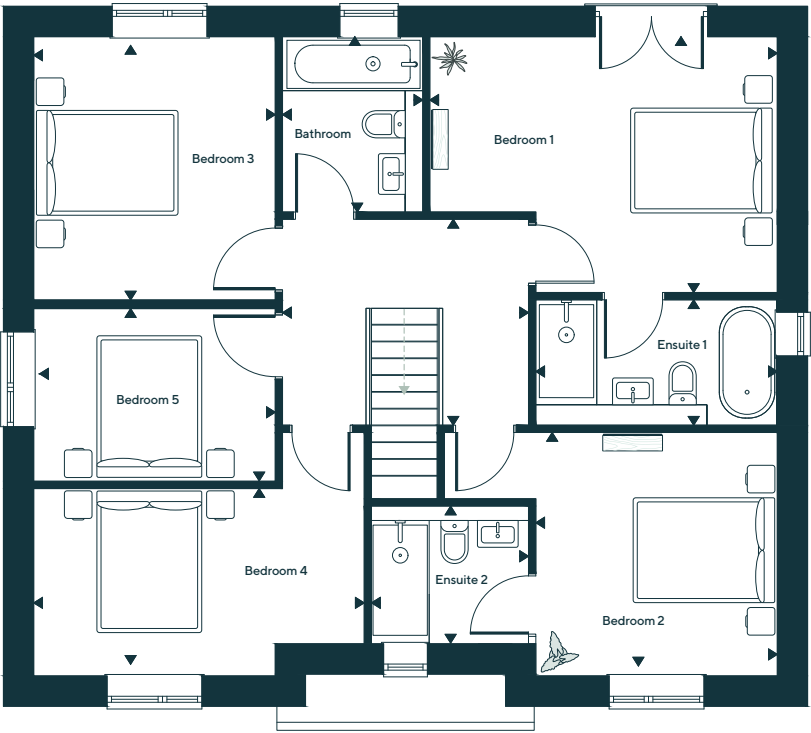
**Our 5 bedroom home** offers our very finest finishes and specification, with a large open plan living kitchen and dining area with 2 further reception rooms creating inspiring and luxurious living.

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Ground Floor

Snug	3.40 x 3.60m	11'2" x 11'8"
Dining	3.40 x 3.60m	11'2" x 11'8"
Kitchen	3.40 x 3.34m	11'2" x 10'10"
Utility	3.31 x 1.79m	10'9" x 5'9"
Office/Reception 2	3.31 x 3.34m	10'9" x 10'10"
WC	1.06 x 2.07m	3'5" x 6'8"
Hall	3.27 x 4.57m	10'7" x 14'10"
Living	3.31 x 5.02m	10'9" x 16'5"



First Floor

Bedroom 1	4.76 x 3.51m	15'6" x 11'5"
Bedroom 2	3.31 x 3.31m	10'9" x 10'9"
Bedroom 3	3.31 x 3.58m	10'9" x 11'7"
Bedroom 4	4.53 x 2.58m	14'9" x 8'5"
Bedroom 5	3.31 x 2.35m	10'9" x 7'7"
Bathroom	2.40 x 1.89m	7'9" x 6'2"
En-Suite 1	3.29 x 1.69m	10'8" x 5'5"
En-Suite 2	1.90 x 2.15m	6'2" x 7'1"
Landing	3.37 x 2.81m	11'1" x 9'2"



# Finishing Touches

\*Subject to build stage



## Kitchen & Utility

- British-built contemporary kitchen
- Choice of luxury stone worktops & splashbacks \*
- Blanco stainless steel sink with chrome tap
- Integrated fridge/freezer and dishwasher
- Integrated extractor fan
- Range of Miele appliances to include:
  - Built in multi-function oven
  - Four zone induction hob
- Wine cooler
- Separate utility room

## Bathrooms & Ensuites

- A choice of quality tiles in bathrooms and en-suites \*
- Quality contemporary Amera sanitaryware
- Chrome Amera mixer taps, large rainwater shower head and hand shower
- Large fitted mirror
- Heated chrome towel rail
- Low-level automatic courtesy lighting

## Interior Finishes

- Oak internal doors with brushed chrome fixtures and fittings
- Oversized skirting detail
- Walls decorated in contemporary 'Ash White'
- A choice of Karndean flooring in the hallway, downstairs cloakroom and kitchen/dining areas\*
- Luxury carpets in all other rooms and stairs & landing\*

## Heating & Electrical System

- Highly efficient 'air source heat pump' with stored water cylinder

- Underfloor Heating to ground floor
- Thermostatically controlled radiators in all other rooms
- Bluetooth wireless ceiling speakers in kitchen
- LED downlights in the hallway, kitchen, bathrooms and utility
- Pendant lighting in all other rooms
- BT points in the under-stair cupboard/utility and lounge
- Pre-wired for fibre broadband

## External Finishes

- Stylish Anthracite grey front door with brushed stainless fixtures and fittings
- Anthracite grey PVCu high-performance double-glazed windows
- French doors leading to the patio and garden
- Paved patio to the garden with turfed private lawn areas
- Lighting to the front and rear of homes
- 7kw EV charging unit
- External cold tap
- Landscaped front garden

## Construction & Peace Of Mind

- Traditional masonry construction
- Contemporary slate roof tiles to all homes
- Painted exterior render
- Quality Anthracite grey gutters and downpipes
- De Lank Cornish stone cladding (selected homes)
- Vertical slate cladding (selected homes)
- 10-year Premier Warranty
- 2-year Legacy Warranty

\*Subject to build stage







# Upton Green Development





# Sitemap

-  **Affordable (1 – 4 bed)**  
Plots 1 – 5, 12 – 17, 24, 25
-  **Detached (4 bed)**  
Plots 6, 7, 23
-  **Detached (4 bed)**  
Plots 8–11, 18, 22
-  **Detached (5 bed)**  
Plots 19 – 21

GPS EX23 ORD



\*Please note, the development plan above is an illustration only and might not accurately depict final materials, landscaping or street lighting. Legacy Properties reserves the right to amend the layout and specification as necessary. Please speak to our Sales Advisor for more details.

For further information please contact  
our agent Colwills on 01288 355828



Upton Green

[uptongreensales@legacyproperties.co.uk](mailto:uptongreensales@legacyproperties.co.uk)

[www.legacyproperties.co.uk](http://www.legacyproperties.co.uk)

**LEGACY**  
PROPERTIES