



## Chivenor Cross Chivenor Cross, North Devon

Close to the River Taw estuary, an exciting new development of beautifully crafted 3 and 4 bedroom homes by **Strongvox**, an award-winning West Country developer.

*Simply beautiful coastal living*







## Welcome to Chivenor Cross

**Chivenor Cross**, near Braunton, North Devon is positioned close to the River Taw estuary and is our latest beautifully thought out Strongvox development.

Founded in 2004, we've worked hard to create our reputation for delivering exceptional, beautifully designed homes in wonderful West Country locations. We build an average of 200 homes a year, which means we can keep an eye on the detail for every house we build (across just over 40 sites to date) – and that's important to us. Considerate of local architecture and design influences, our sites are sympathetic to their surroundings with every house displaying individuality. We pay great attention to detail and our appreciation of traditional design and materials echoes throughout our new homes, setting us apart from bigger developers. We don't just build the same houses everywhere.

*“We are very excited to be building such an elegant development in Chivenor Cross, one of North Devon's beautiful coastal locations. The design and specification of our homes are perfectly suited to the area”*



**Toby Ballard**

Managing Director, Strongvox Homes



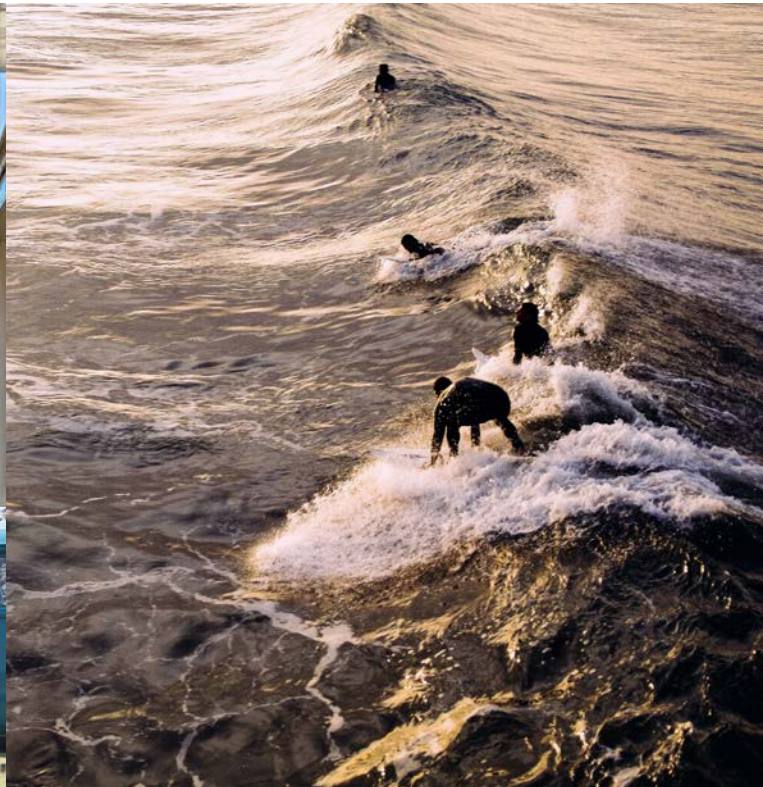
Bideford



Explore North Devon on the Tarka Trail



Surfs up on Braunton and Croyde bays



# BARNSTAPLE

BARNSTAPLE'S ONLY 100% VEGAN GLUTEN FREE CAFE

**Alaika** BOUTIQUE WELLNESS PLANT BARY

DEFINITION: **Alaika** IS TO BE IN THE STATE/CONDITION OF GOOD PHYSICAL + AND MENTAL HEALTH. A NON-INTIMIDATING SAFE SPACE FOR WOMEN.

**BUDDHA BOWLS**

360° APPROACH TO THE WORLD OF FITNESS! WE BELIEVE HOW YOU FEED YOUR BODY & MIND IS JUST AS IMPORTANT AS EXERCISE! OUR CALM SEMI-PRIVATE YOGA AND YOGA STUDIO HOSTS A VARIETY OF CLASSES FOR ALL SHAPES SIZES AND SKILLSETS.

VINYASA! PILATES! ASHTANGA! KETTLEBELLS! HIIT! AND MUCH MORE!



## WALKS FROM BARNSTAPLE STATION

**YOU ARE HERE**

**BARNSTAPLE** **LANDKEY** **BISHOPS TAWTON** **CODDEN HILL**

**RAIL STATION**

**WALKS FROM BARNSTAPLE STATION**

- WILLIAMS HOPE FARM**
- TOWN ESTUARY WALK**
- RIVER TAW**
- BISHOPS TAWTON AND CODDEN HILL**

**SYMBOL KEY**

- Rail Station
- Bus Stop
- Travellers Rest
- Devon & Rail Park
- South West





## Explore North Devon, Taw Estuary and more



Braunton high street



Barnstaple Railway Station, Cycle Hire



The Thatch, Croyde

**Chivenor Cross** is a haven for outdoor enthusiasts and those seeking a relaxed coastal lifestyle alike within easy reach of Devon's treasures. Adjacent to **Chivenor Cross** are two renowned paths; locally, the Tarka Trail, a scenic cycling and walking route (the UK's longest, traffic-free cycle path of 180 miles) winds through the picturesque Taw and Torridge estuaries and links Braunton and Barnstaple; or the 630 mile South West Coast Path route that stretches from Minehead to Poole! The picturesque village of Braunton has excellent amenities or Barnstaple, a vibrant market town brimming with cultural delights, includes a bustling market and high street favourites – both easily reached by cycle, bus or car. Embark on a scenic rail journey from Barnstaple station or onward travel, directly to the M5 via the A361 connecting to Bristol and Exeter, both with airports, and beyond.

For beach lovers, the pristine shores of Saunton Sands, Croyde bay or Woolacombe beckon with world-class surf for all abilities – or simply unwind on the golden sands. Other seaside highlights include Appledore and Westward Ho!

Exmoor National Park (by car)	30 mins
Barnstaple Train Station to Exeter (by train)	1 hour 10 min s
Exeter Airport (by car)	1 hour 15 mins
Bristol Airport (by car)	1 hour 55 mins
Plymouth (by car)	2 hours
Padstow (by car)	2 hour 10 mins



WOOLACOMBE

PUTSBOROUGH

NORTH  
DEVON COAST  
NATIONAL  
LANDSCAPE

A361

SAUNTON

4

2

BRAUNTON

  
Chivenor  
Cross

1

CHIVENOR CROSS

5

3

BARNSTAPLE

RIVER  
TAW

CROW  
POINT

BICKINGTON

INSTOW

APPLEDORE

7

RIVER  
TORRIDGE

A39

BIDEFORD

8



1. Street scene at Chivenor Cross



2. Braunton



3. Barnstaple High Street



4. Saunton Sands



5. Tarka Trail



6. Westward Ho!



7. Appledore



8. Bideford



# Chivenor Cross Barnstaple, North Devon

**Chivenor Cross** is simply coastal living at its best. Featuring beautifully designed and crafted new homes within a thoughtful layout that retains a welcome feeling of space, considerate of the local surroundings and heritage whilst promoting connected, comfortable, community living.

Surrounded by wonderful countryside to explore and expansive coastlines to enjoy - from an invigorating winter hike through Exmoor finishing with a cosy pub meal or sharing a wood-fired pizza with friends during a lazy day on Croyde beach. All year round **Chivenor Cross** really does embody well-being in a friendly village community. Local amenities range from cafés to supermarket convenience. Braunton boasts both primary and secondary schools and Bideford College for further education. The river port town of Barnstaple itself has high street retail and dining, a market, annual events plus the Tarka Leisure Centre caters for all sports (swim, gym, classes and an 'endless ski slope'!) plus there's the nearby Portmore Golf Course and driving range.

Barnstaple (cycle via National Cycle Route 27)	20 mins
Bideford (cycle via National Cycle Route 27)	1 hr
Braunton (walk via SW Coastal Path)	35 mins
Saunton Sands (car)	12 mins
Appledore (car)	25 mins
Taunton (car via A361)	1hr 15 mins
Exeter (car via A377)	1hr 20 mins



## Chivenor Cross

**Address:**  
 Chivenor Cross  
 Chivenor  
 Barnstaple  
 North Devon  
 EX31 4BN

### House Types

- The Devoran (3 bed)
- The Helford (3 bed)
- The Blenheim (4 bed)
- The Camden (4 bed)
- The Knowle (4 bed)
- The Newcourt (4 bed)
- Affordable Housing



## Strongvox Homes

This site plan is indicative only of the development. It is for general guidance and may be subject to change.





## External finishes

The finish of each home at **Chivenor Cross** is carefully considered. We build using a variety of sympathetic finishes, either individually or in combination, which are paired with a pan or plain tiled roof and complemented white windows. Please consult with our Sales Advisor for specific plot finishes.



Natural White Render



Pale Yellow Render



Strong Pink Render



Sky Blue Render



Red Brick





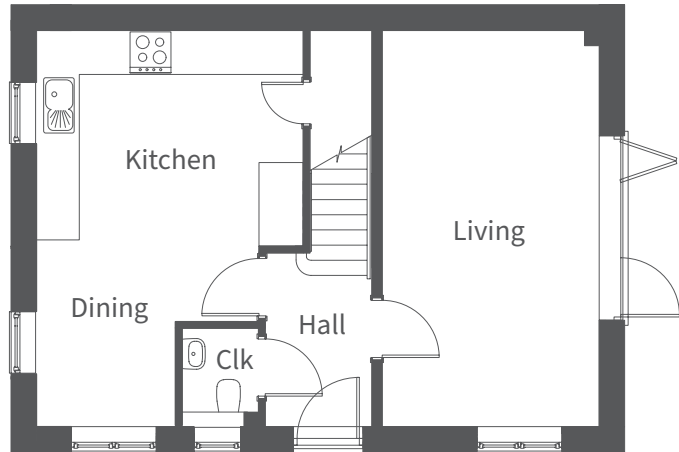
# The Devoran

## Three bedroom home

The Devoran is a stunning double-fronted home benefiting from high specification and well-planned accommodation over two floors. On the ground floor the entrance hall leads to the cloakroom, kitchen/dining room and spacious living room with bi-fold doors opening to the enclosed rear garden. The stairs, with under stairs storage, lead to the first floor and master bedroom with en-suite, two further bedrooms and family bathroom. A garage and parking space is provided.

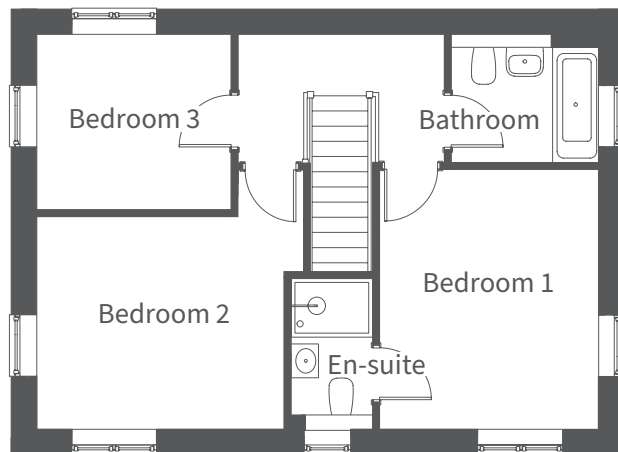
NOTE: Plot 19 is featured in the above CGI

Ground Floor	Millimetres	Feet / inches
Kitchen / Dining	5810 x 3940	19'1" x 12'11"
Living	5810 x 3190	19'1" x 10'6"



Ground Floor

First Floor	Millimetres	Feet / inches
Bedroom 1	3810 x 3225	12'6" x 10'7"
En-suite	1180 x 2305	3'10" x 7'7"
Bedroom 2	3810 x 3115	12'6" x 10'3"
Bedroom 3	2595 x 2880	8'6" x 9'5"
Bathroom	2165 x 1900	7'1" x 6'3"



First Floor

**NOTE: Other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same.** External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



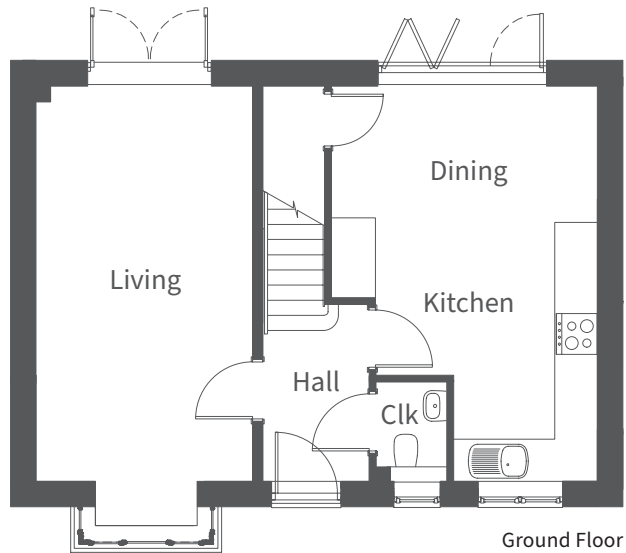
# The Helford

## Three bedroom home

The Helford has spacious and well-planned accommodation over two floors. The ground floor entrance hall leads to the cloakroom, kitchen/dining room and living room. The living room has French doors opening to the enclosed rear garden. The stairs (with storage), lead to the first floor and master bedroom with en-suite, two further bedrooms and family bathroom. A garage and driveway parking is provided.

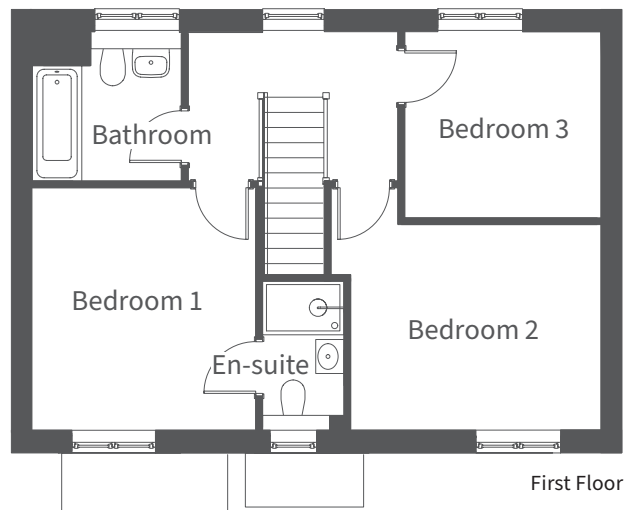
NOTE: Plot 20 is featured in the above CGI

Ground Floor	Millimetres	Feet / inches
Living	6845 x 3190	22'5" x 10'6"
Kitchen / Dining	5810 x 3935	19'1" x 12'11"



Ground Floor

First Floor	Millimetres	Feet / inches
Bedroom 1	3570 x 3240	11'9" x 10'8"
En-suite	2195 x 1180	7'2" x 3'10"
Bedroom 2	3935 x 3530	12'11" x 11'7"
Bedroom 3	2840 x 2640	9'4" x 8'8"
Bathroom	2145 x 2140	7'0" x 7'0"



First Floor

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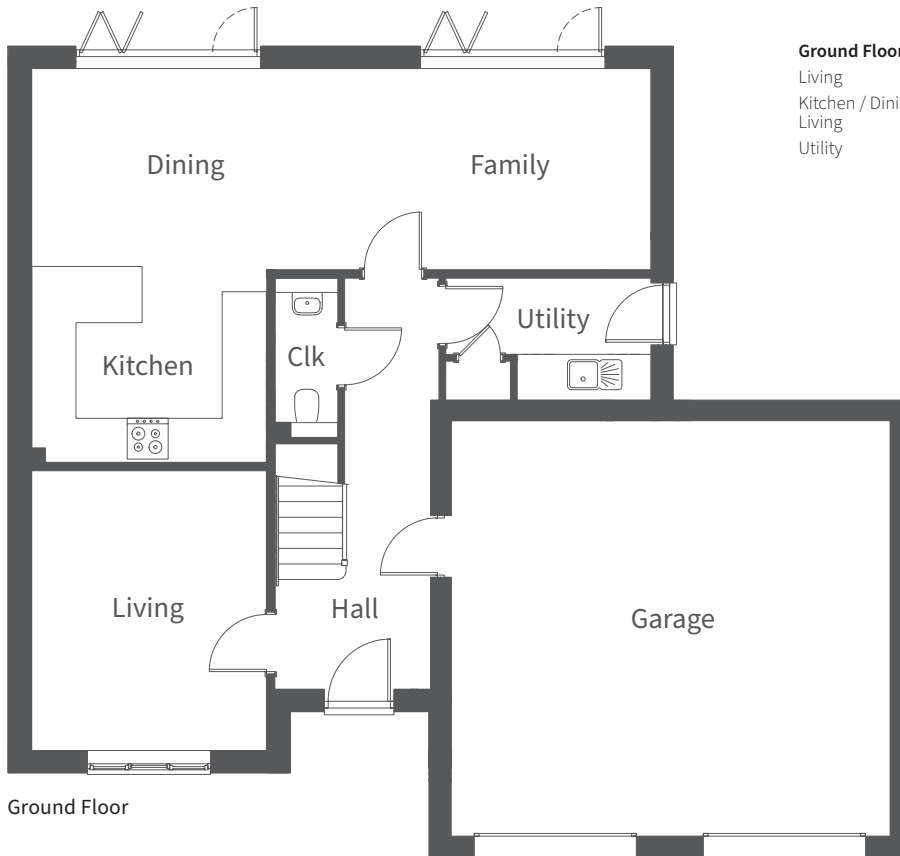


# The Blenheim

## Four bedroom home

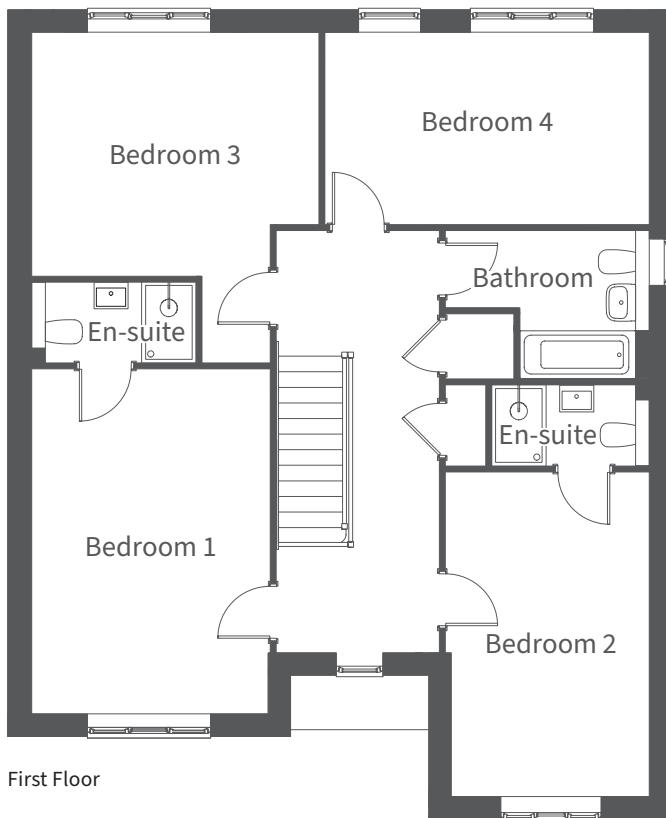
The Blenheim is an imposing four bedroom detached family home, with integral double garage accessible from the hall, which also leads to the living room, cloakroom, utility and the impressive open plan kitchen/ dining and family area, with its two sets of bi-fold doors which lead directly to the rear garden. On the first floor, bedrooms 1 and 2 both have their own en-suite facilities, whilst there are two further good sized bedrooms and the family bathroom. There is driveway parking in front of the garages.

NOTE: Plot 56 is featured in the above CGI



Ground Floor

Ground Floor	Millimetres	Feet / inches
Living	4495 x 3445	14'9" x 11'4"
Kitchen / Dining / Living	9070 x 5450	29'9" x 17'11"
Utility	2990 x 1760	9'10" x 5'9"



First Floor

First Floor	Millimetres	Feet / inches
Bedroom 1	5155 x 3495	16'11" x 11'6"
En-suite	2405 x 1180	7'11" x 3'10"
Bedroom 2	4765 x 2990	15'8" x 9'10"
En-suite	2305 x 1180	7'7" x 3'10"
Bedroom 3	4830 x 4210	15'10" x 13'10"
Bedroom 4	4760 x 2800	15'7" x 9'2"
Bathroom	2990 x 2165	9'10" x 7'1"

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# The Newcourt

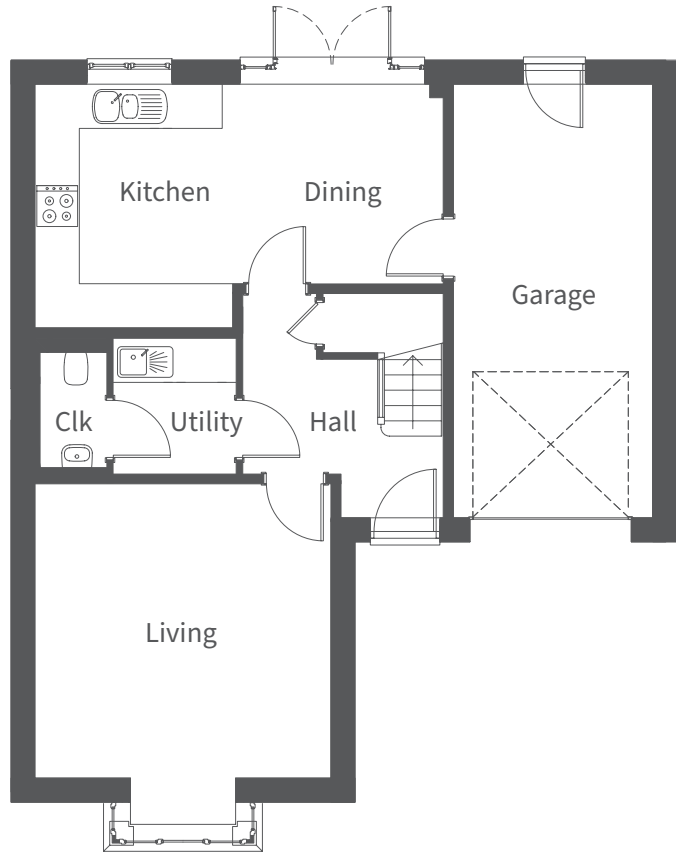
## Four bedroom home

The Newcourt is an attractively designed four bedroom detached home with integral garage. The spacious hallway, with built-in understairs cupboard, leads to all principle rooms, including the living room with bay window to front aspect, utility room and cloakroom, and the impressive kitchen-diner with double doors opening to the rear garden. There is an internal door to the garage. The turning staircase leads to the first floor landing with built-in cupboard and access to the master bedroom with en-suite. There are a further three generously sized bedrooms and family bathroom. There is parking in front of the garage.

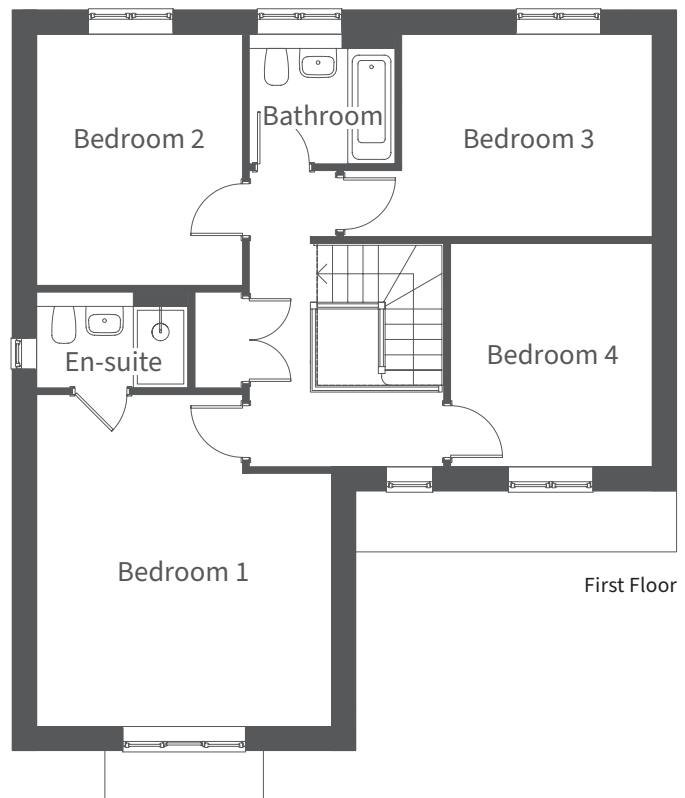
NOTE: Plot 55 is featured in the above CGI



Ground Floor	Millimetres	Feet / inches
Living	5005 x 4325	16'5" x 14'2"
Kitchen / Dining	5970 x 2930	19'7" x 9'7"
Utility	1990 x 1800	6'6" x 5'11"



First Floor	Millimetres	Feet / inches
Bedroom 1	4885 x 4345	16'0" x 14'3"
En-suite	2225 x 1185	7'4" x 3'11"
Bedroom 2	3700 x 3030	12'2" x 9'11"
Bedroom 3	3690 x 2980	12'1" x 9'9"
Bedroom 4	3290 x 3000	10'10" x 9'10"
Bathroom	2150 x 1910	7'1" x 6'3"



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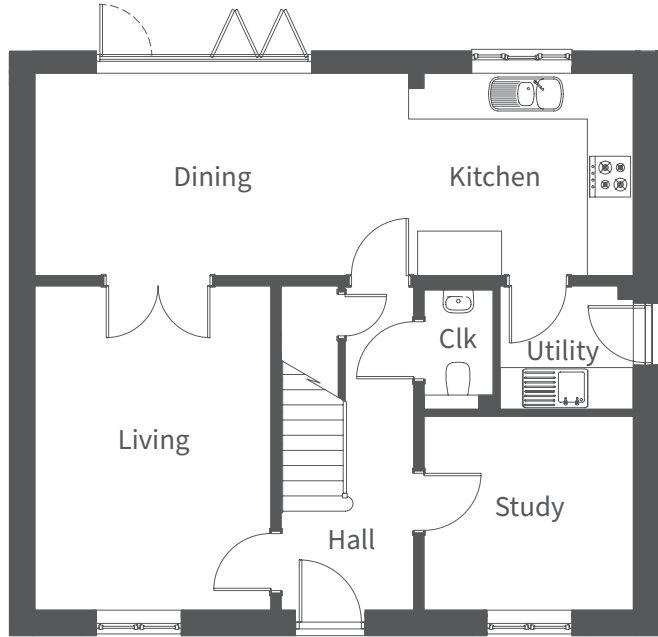
# The Camden

## Four bedroom home

An impressive detached four bedroom home benefiting from high specification and generous accommodation over two floors. On the ground floor the entrance hall leads to the living room, study, cloakroom, kitchen/dining room and under stairs storage. The living room has double doors through to the impressive kitchen/dining room which has bi-fold doors opening to the enclosed rear garden, as well as access to the utility room and side door. On the first floor there's an en-suite to the master bedroom, three further bedrooms, a family bathroom and an airing cupboard. A garage and driveway parking are provided.

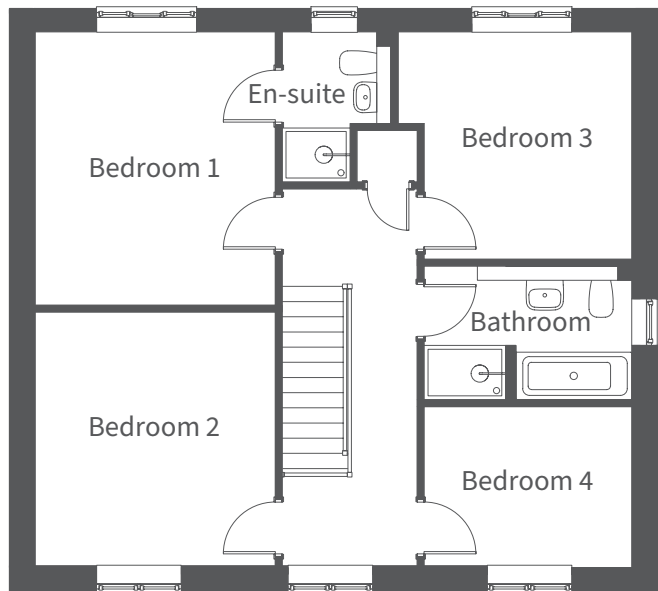
NOTE: Plot 6 is featured in the above CGI

Ground Floor	Millimetres	Feet / inches
Living	4790 x 3440	15'9" x 11'3"
Kitchen / Dining	8740 x 2950	28'8" x 9'8"
Study	3050 x 2825	10'0" x 9'3"
Utility	1935 x 1815	6'4" x 5'11"



Ground Floor

First Floor	Millimetres	Feet / inches
Bedroom 1	4010 x 3505	13'2" x 11'6"
En-suite	2200 x 1600	7'3" x 5'3"
Bedroom 2	3730 x 3505	12'3" x 11'6"
Bedroom 3	3435 x 3335	11'3" x 10'11"
Bedroom 4	3050 x 2340	10'0" x 7'8"
Bathroom	3050 x 1965	10'0" x 6'5"



First Floor

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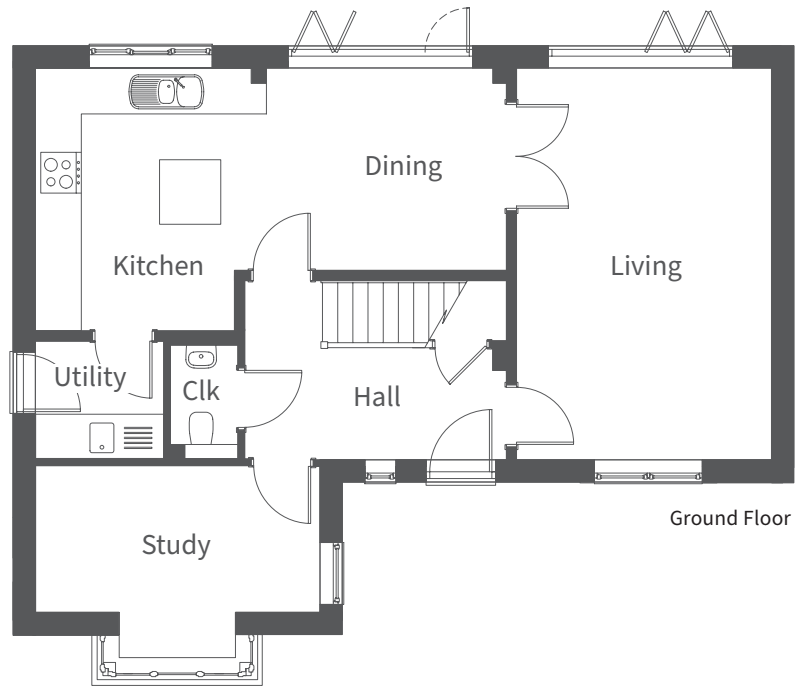
# The Knowle

## Four bedroom home

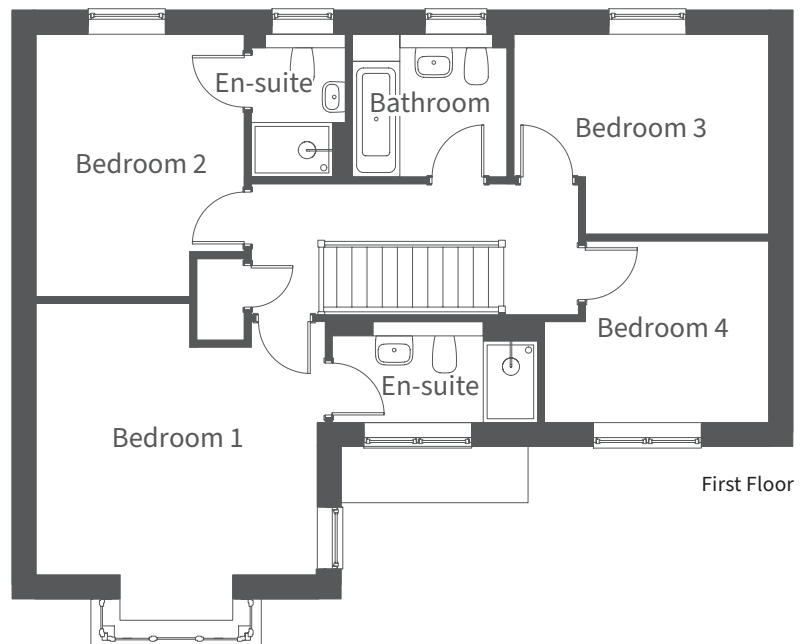
The Knowle is a stunning detached home benefiting from high specification and spacious accommodation over two floors. On the ground floor the entrance hall leads to the living room, study, cloakroom, kitchen/dining room and under stairs storage. The living room has bi-fold doors to the enclosed rear garden and double doors leading to the impressive kitchen/dining room, also with bi-fold doors opening to the garden and access to the utility room with side door. The first floor has en-suites to both the master and second bedrooms, two further bedrooms, a family bathroom and an airing cupboard. A double garage and driveway parking are provided.

NOTE: Plot 1 is featured in the above CGI

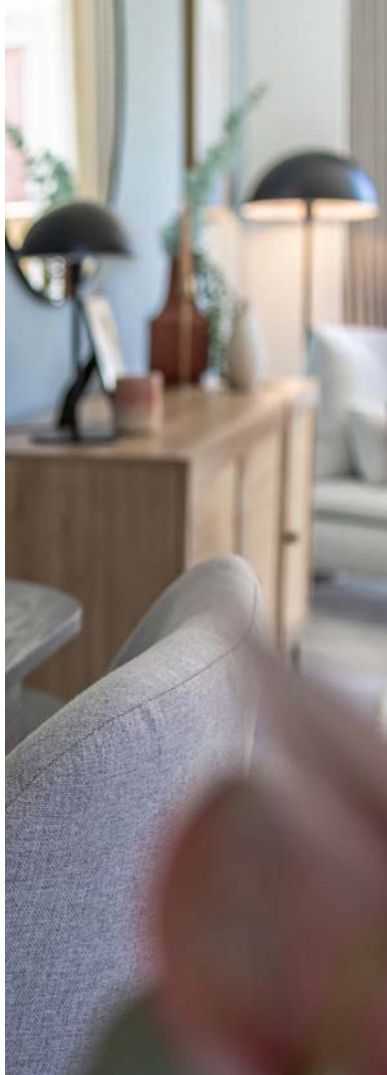
Ground Floor	Millimetres	Feet / inches
Living	5690 x 3710	18'8" x 12'2"
Kitchen / Dining	6890 x 3820	22'7" x 12'6"
Utility	1860 x 1720	6'1" x 5'8"
Study	4120 x 2150	13'6" x 7'1"



First Floor	Millimetres	Feet / inches
Bedroom 1	4120 x 3950	13'6" x 12'12"
En-suite	3020 x 1470	9'11" x 4'10"
Bedroom 2	3890 x 3060	12'9" x 10'0"
En-suite	2090 x 1380	6'10" x 4'6"
Bedroom 3	3740 x 2930	12'3" x 9'7"
Bedroom 4	3290 x 2660	10'10" x 8'9"
Bathroom	2270 x 2090	7'5" x 6'10"



**NOTE: Other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same.** External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.





## High specification

Every aspect of the final specification has been thought about with you in mind, from the traditional design, to the practical benefits of modern living. Duravit taps complete the sanitary ware which is complemented by stylish wall tiling. Every detail has been considered, because we know how important the finishing touches are to making a home.

### Kitchen

- Choice\* of fully fitted kitchen units with ample wall and floor cupboards
- Choice\* of profile worktops with matching up-stands
- Eye level stainless steel single oven (3 beds)/double oven (4 beds) with 4 burner gas hob and hood extractor
- Stainless steel/glass splash back\* behind the hob
- Stainless steel bowl sink (3 beds)/1½ bowl sink (4 beds) with chrome monobloc mixer tap
- Integrated fridge/freezer and dishwasher

### Utility (4 beds only)

- Complementing fitted kitchen units with profile worktops
- Stainless steel 1 bowl sink with chrome monobloc mixer tap
- Space and plumbing for washing machine, plus space for tumble dryer
- Recessed down lights

### Bathroom, En-suite and Cloakroom

- Duravit sanitary ware in white with stylish Duravit taps
- Concealed cisterns together with wall hung toilet
- Full height tiling to en-suite shower, plus a concealed thermostatic shower valve with low profile resin stone shower tray  
Full height around bath, plus shower and bath screen  
Half height tiling to basin and toilet when situated on the same wall (splash back tiling behind basin when not on the same wall, includes cloakroom)
- Saneux Aqua Maison gloss white side panel to bath
- Thermostatically controlled radiators and heated chrome Towelrad 'Pisa' towel rails to en-suite and bathroom

### Decoration and Internal Finish

- Smooth white emulsion finish to walls and ceilings
- White cottage style internal doors
- Front door with multi point locking system

### Electrical Installation

- BT points fitted to:
  - Cupboard in hall or understairs for broadband router
  - Hall (plus study in Camden and Knowle)
- Power sockets with USB points fitted to living room, kitchen and bedroom 1 (plus study in Camden and Knowle)
- TV points in the living room, bedroom 1, and bedroom 2
- Mains operated smoke alarm with battery backup
- Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom
- External recessed down light or coach light fitted to front and rear
- Infrastructure to garage (where provided) or parking space - 7KW output for electric vehicle charging point

### Energy Efficiency, Heating and Insulation

- Gas fired central heating system with combi boiler to 3 beds and to 4 beds with an en-suite. Condensing boiler with cylinder to 4 beds with two en-suites (Knowle and Blenheim)
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows
- Cavity wall and loft insulation installed to Premier Guarantee standards
- Energy Performance Certificate provided for each home
- Photovoltaic (solar) panels fitted to all plots. Blenheim and Knowle homes also benefit from a Photovoltaic Diverter to heat hot water supply

### External Finishes

- External tap provided
- Front gardens landscaped (finish dependent on planning)
- Rear gardens rotavated, top soiled and fenced
- Patios and paths laid in paving slabs (in line with planning)
- Personnel door to some garages (please enquire)

### Premier Guarantee

- Each of our homes are independently surveyed during the course of construction by Premier Guarantee who will issue their 10 year Warranty Certificate upon structural completion of the property

\*Subject to build stage.

PLEASE NOTE: Specification is subject to change if product becomes unavailable.

# The Key to Fine Living

**At Strongvox Homes, we are building a reputation for our beautifully crafted West Country homes. With scrupulous attention to detail – from site planning and individual house design, through to quality craftsmanship and superior finished décor – our houses are places you'll be proud to call home.**

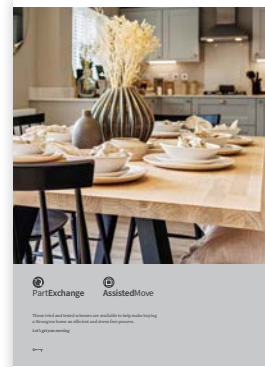
We are a small and highly experienced team who take pride in constructing beautifully designed homes that we each know personally. Founded in Taunton in 2004, we have created just over 40 developments to date and we build about 200 new homes each year. We are small enough to keep our eyes on every aspect of our work and local enough to know and understand each of the communities in which we build. From conception to completion, our approach sets us apart:

*Every Strongvox Homes development is sympathetic to its surroundings and considerate to the local architecture and the community.*

*Every Strongvox home displays individuality in its styling and is constructed using carefully selected naturally weathering materials. You'll love our variety of exterior finishes that make our homes different and set them apart.*

*Inside every Strongvox home, to make your buying decision more straightforward, you'll discover a whole range of features which, unlike the bigger developers, we include as standard: superior fully fitted kitchens with soft close doors and appliances, recessed ceiling down lights, upmarket cottage style doors, high quality bathroom furniture and brassware, chrome heated towel rails, to name but a few.*

In short, we provide you with a beautiful home whilst making the whole buying process as simple as possible, plus we've various incentives including **PartExchange** and **AssistedMove** to make buying a Strongvox home even easier.



**Two further incentives to choose to make buying a Strongvox home easier:**



## **PartExchange**

If you've seen your perfect home but haven't sold your existing property, **PartExchange** could allow you to reserve and secure it, with no Estate Agent fees to pay and we'll buy your current house so you can get moving.\*



## **AssistedMove**

Let us do the work! With **AssistedMove** we take away the pressures of moving home. We'll help you choose a new home that's right for you and then we handle all aspects of selling your current home.\*

\*Subject to terms and conditions



## **Home Builders Federation**

Strongvox are proud to be members of the **Home Builders Federation**, the representative body of the house building industry in England and Wales. The HBF member firms account for 80% of all new homes built in England and Wales every year.





# Inspirations

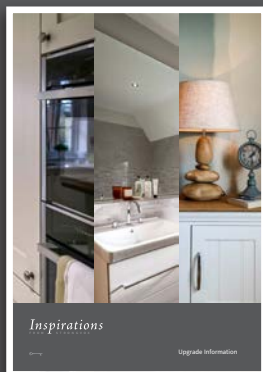
FROM STRONGVOX



Be inspired by our range of extras on offer to personalise your dream home...

Style your home your way with beautiful fixtures and fittings from our *Inspirations* range.

For the full list of *Inspirations* relevant to your home, please speak to your Sales Advisor early in the buying process. All extras are subject to build stage.



# Our Customer Charter

At Strongvox, we take pride in delivering exceptional service to all of our customers. We understand that our success is directly linked to the satisfaction of our customers, which is why we have developed a comprehensive Customer Charter. We have three core principles: transparency, communication, and quality. In the unlikely event that things go wrong, you have the reassurance of knowing that we subscribe to the Consumer Code for Home Builders scheme, which sets high standards for its members to adhere to.



Trained and knowledgeable staff will be on hand throughout your purchasing journey to make your move as smooth as possible



We are available to answer any questions and here to help you personalise your new home with selections from our Standard Choices and *Inspirations* ranges



You will be kept fully informed about the progress of your purchase



You will be provided with health and safety advice to minimise the risk of danger during construction of your new home



Your new home is covered by a 10 year structural warranty and we will provide you with information about the cover



You will be provided with information about our after sales service. Our aim is to deal effectively and efficiently with both routine service matters and any emergencies



All aspects of your new home will be fully demonstrated to you before you move in



You will be provided with details of who to contact if you believe we have not fulfilled our Charter commitments.

**We want you to enjoy your journey and love living in a Strongvox home for many years to come. From the moment you get the keys to your new home, we're on hand to help with any issues you encounter.**


## Contacting Customer Care

Telephone: 01823 446194

Email: [customercare@strongvox.co.uk](mailto:customercare@strongvox.co.uk)

[www.strongvox.co.uk/customer-care](http://www.strongvox.co.uk/customer-care)





*“I just wanted to say a huge thank you for the goodwill you offered in order for us to secure our home. Now we are in and the realisation has sunk in a little more that we are actual homeowners I wanted to share my gratitude for all those who made it a possible. The flat is everything I could have wished for and more.*

*All the people who work at Strongvox have made this process easy and enjoyable and I have nothing but good things to say about the whole process.”*

Louise – Laurel Hill, Cribbs causeway, September 2023





**Chivenor Cross**  
Chivenor Cross, North Devon

**Address** Chivenor Cross, Chivenor, Barnstaple, North Devon EX31 4BN  
**Email** [chivenor@strongvox.co.uk](mailto:chivenor@strongvox.co.uk)  
**Telephone** 0XXXX XXXXXX

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Design and print production: Harvest Design, Somerset



**STRONGVOX HOUSE**  
BLACKBROOK BUSINESS PARK  
BLACKBROOK PARK AVENUE  
TAUNTON, SOMERSET TA1 2PX

**WWW.STRONGVOX.CO.UK**  
**TEL: 01823 444055**  
 **@STRONGVOXHOMES**  
 **STRONGVOXHOMESUK**