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PADDOCK

R O C K B E A R E





Nestled on the edge of the desirable village of Rockbeare, The Paddock offers a limited collection of just four beautiful new homes.

Benefitting from far-reaching views over open East Devon Countryside, these individual homes have traditional external architecture with a modern, well-appointed specification.

The Paddock is ideal for discerning customers looking to purchase a stunning new home with the high level of specification, build quality and service associated with 3West.



## THE AREA

# Countryside charm

Welcome to Rockbeare, a vibrant community just 7 miles from the bustling city of Exeter. Nestled amidst stunning countryside, our development boasts breathtaking views across open fields and farmland, offering residents a tranquil retreat from the hustle and bustle of city life. Moreover, being less than half an hour from the coast, you can easily indulge in seaside adventures whenever the mood strikes.

Situated on the edge of the East Devon Area of Outstanding Natural Beauty, Rockbeare provides an unparalleled opportunity to immerse yourself in the beauty of Devon's landscape. Whether you're exploring the scenic countryside or enjoying the coastal breeze, every moment spent here is a reminder of nature's splendour.

For those seeking urban excitement, the city of Exeter is just a short drive away and easily accessible from Cranbrook train station, located 2.5 miles away. Here, you'll find a plethora of shopping, dining, and entertainment options to suit every taste and preference. From high-end designer stores to quaint independent boutiques, Exeter offers a diverse array of experiences waiting to be explored.

Rockbeare also boasts excellent educational facilities, with reputable schools such as Rockbeare CoFE Primary School and St Martin's CoFE Primary Nursery School nearby. Additionally, for those seeking independent education, prestigious institutions like The Maynard School for Girls and Exeter School are easily accessible from our development.

With convenient transport links via road, air, and rail, getting around from Rockbeare couldn't be easier. The nearby A30 and M5 provide easy access to Exeter, Honiton, and beyond, while Exeter airport and Exeter St. David's Train Station offer direct connections to major cities including London, Birmingham, and Bristol. Experience the best of both worlds at Rockbeare – where rural tranquillity meets modern convenience.



PERCY WAKLEY WOOD



EXETER



S P E C I F I C A T I O N

Exceptional quality



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KITCHENS

Professionally designed and built true handleless kitchens by Exeter-based System Six	Integrated Bosch fridge freezer
Quartz / granite worktop and upstands to main kitchen area, with matching splashback to the hob	1000mm drawer unit under hob
Under counter 1.5 bowl sink & draining grooves with chrome mixer tap	Space and plumbing for washing machine
Integrated Bosch appliances including eye level oven, 5 zone induction hob and extract hood	LUMI halo downlighters to kitchen area
Integrated Bosch dishwasher	Pendant lights over breakfast bar
	Double electric socket with USB port
	Karndean flooring

BATHROOMS

- Back to wall WC with soft close seats
- Beautiful Grohe bathroom suite
- Stylish Vado chrome taps and shower controls
- Chrome heated towel rail in bathrooms and ensuites
- Motion sensor lighting
- Fitted mirrors to bathrooms and master ensuites
- Half height ceramic tiling to every bathroom, with full height tiling to shower
- Ceramic floors tiles
- Low profile shower trays and semi frameless shower screens
- Chrome shaver socket in bathrooms and ensuites
- LUMI halo downlighters in all bathrooms and ensuites

EXTERNAL

- Quality turf to rear gardens with large patio area
- Landscaped front gardens
- 1800mm high timber dividing fences
- Lighting to front and rear of the property
- Composite front door with chrome ironmongery and multi locking
- House nameplate
- Mains wired doorbell
- Motion sensor lighting to car port
- Car port and garage with electric door, provided with electrical socket and lighting
- Electric car charging point
- Outside tap to rear / side of property
- uPVC high performance double glazed windows
- 10 year NHBC warranty

BEDROOMS

- Chrome double electric sockets with USB port in selected outlets
- Luxury fitted carpets with high quality underlay throughout
- LUMI halo downlighters to dressing area

INTERIOR FINISHES

- Dulux Quartz Grey internal walls with white satinwood finish to skirtings, architraves and window boards
- Oak veneer internal doors with stainless steel ironmongery
- LUMI halo downlighters to WC, hallway and landing
- Luxury carpets or hard flooring included throughout
- Underfloor heating to ground floor
- Spur for intruder alarm
- Wall mounted TV sockets
- Broadband Fibre ready, with Fibre point to hall
- Profile skirting and architrave throughout
- Chrome sockets and switches throughout
- Chrome door stops
- Child restrictor hinges to first floor
- Matwell to front door
- Oak handrails and newel cappings to staircase
- Most have generous bifold doors
- Air source heating with Smart heating controls
- Excellent levels of insulation throughout
- Mixergy smart hot water cylinder







I N T R O D U C I N G

# Your new home

Nestled in the picturesque village of Rockbeare, our new development offers a collection of just four stunning, contemporary homes, that stand out with their exceptional design and attention to detail.

The homes at Rockbeare are designed with a more traditional aesthetic, featuring charming brick exteriors that blend seamlessly with the surrounding countryside. Large windows throughout the properties allow for plenty of natural light, creating bright and airy interiors, while maintaining the character and warmth of a classic home. With generously sized rooms and thoughtfully crafted details, the homes offer a timeless appeal that complements their rural setting.

Inside, the homes are laid out with open-plan living spaces that cater to the needs of modern families. Energy-efficient and built to the highest standards, they boast premium finishes and adaptable interiors that can evolve with growing families. Each home is finished with subtle design differences to create individuality while maintaining a cohesive look across the development.

Located on a site surrounded by mature trees and lush landscaping, the homes offer a peaceful retreat while being only a short drive from the vibrant city of Exeter and its excellent transport links. This development combines rural tranquillity with modern convenience, offering a lifestyle that is both serene and connected.



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I N T R O D U C I N G

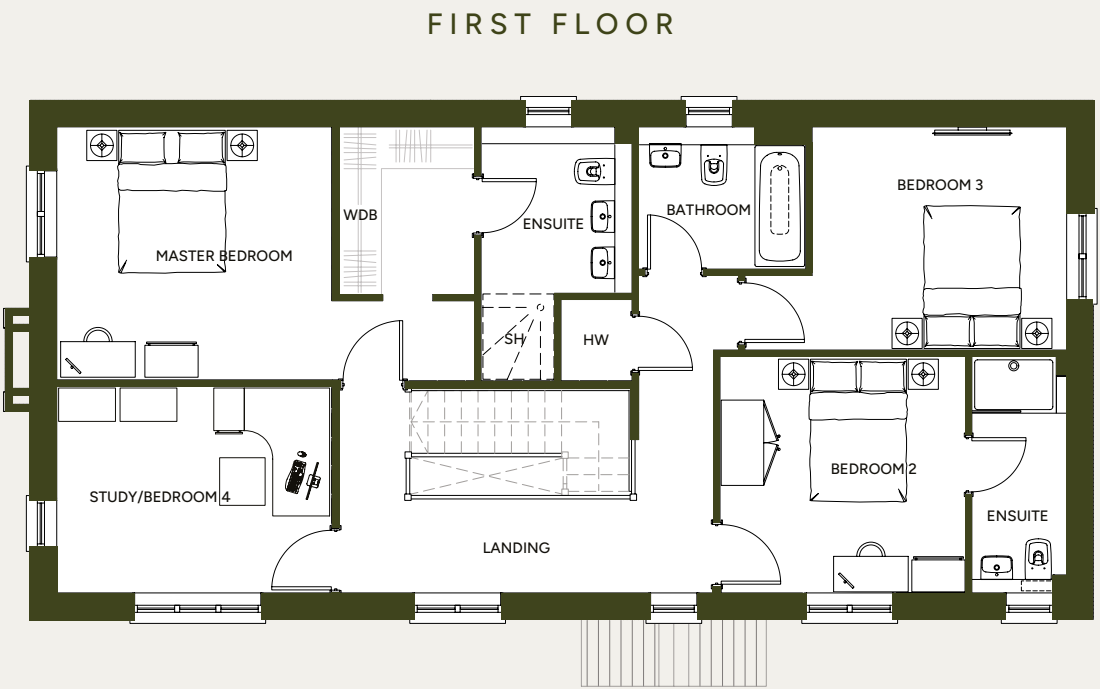
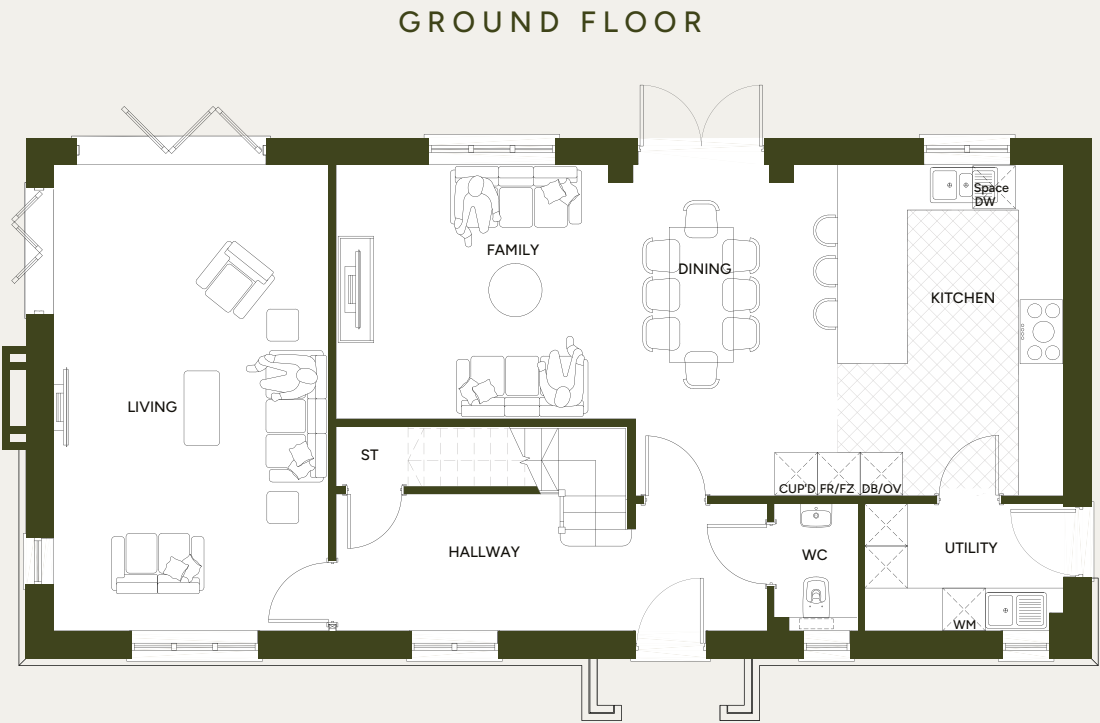
# Development layout





H O M E 1

Foxglove



TOTAL INTERNAL AREA 186.32 sq/m - 2,004 sq/ft

GROUND FLOOR	93.16 sq/m	1,002 sq/ft	FIRST FLOOR	93.16 sq/m	1,002 sq/ft
Living	3862 x 6556mm	12'8" x 21'6"	Master Bedroom	3862 x 3557mm	12'8" x 11'8"
Family	4217 x 3557mm	13'10" x 11'8"	Bedroom 2	3445 x 3329mm	11'4" x 10'11"
Dining	2915 x 4582mm	9'7" x 15'	Bedroom 3	3583 x 3107mm	11'9" x 10'2"
Kitchen	3100 x 4582mm	10'2" x 15'	Bedroom 4/Study	3862 x 2879mm	12'8" x 9'5"

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This stunning 4-bedroom detached property welcomes you with a spacious hallway leading to a generously sized living room, with two sets of bi-fold doors bringing the outside in.

To the rear of the property lies the heart of the home - a vast family/dining/kitchen area that seamlessly blends functionality with style. Perfect for hosting gatherings or simply enjoying family time, this open-plan space boasts a breakfast bar, and bi-fold doors opening onto the picturesque back garden. A utility room is located just off the kitchen, and the home also benefits from a separate WC, and useful under stairs storage.

The luxury continues on the first floor, with four sizeable bedrooms, two with ensuites, and a family bathroom. The master bedroom features a dressing area which leads through to an ensuite with twin washbasins.



H O M E 2

Primrose

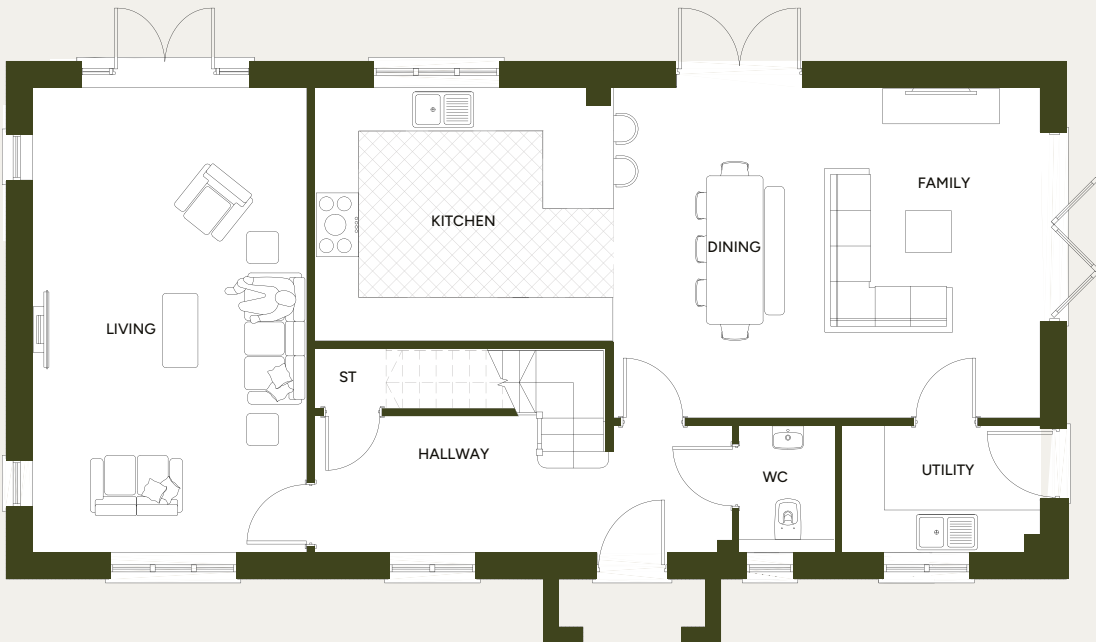


This stunning 4-bedroom detached property welcomes you with a spacious hallway leading to a generously sized living room bathed in natural light from its triple aspect windows.

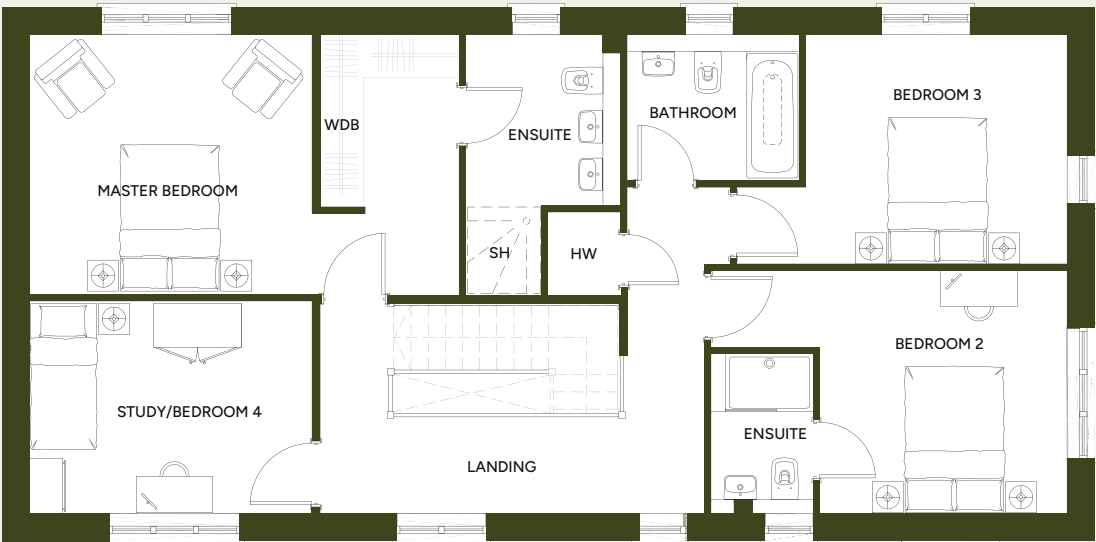
To the rear of the property lies the heart of the home - a vast family/dining/kitchen area that seamlessly blends functionality with style. Perfect for hosting gatherings or simply enjoying family time, this open-plan space boasts doors opening onto the picturesque back garden, inviting the outdoors in. A utility room is located just off the family room, and the home also benefits from a separate WC, and useful under stairs storage.

The luxury continues on the first floor, with four sizeable bedrooms, two with ensuites, and a family bathroom. The master bedroom features a dressing area and ensuite with twin washbasins.

GROUND FLOOR



FIRST FLOOR



TOTAL INTERNAL AREA 187.32 sq/m - 2,004 sq/ft

GROUND FLOOR	93.16 sq/m	1,002 sq/ft	FIRST FLOOR	93.16 sq/m	1,002 sq/ft
Living	3862 x 6556mm	12'8" x 21'6"	Master Bedroom	3862 x 3557mm	12'8" x 11'8"
Family/Dining	6012 x 4582mm	19'9" x 15'	Bedroom 2	3322 x 3329mm	10'8" x 10'11"
Kitchen	4217 x 3548mm	13'10" x 11'8"	Bedroom 3	3583 x 3107mm	11'9" x 10'2"
			Bedroom 4/Study	3862 x 2879mm	12'8" x 9'5"

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Honeysuckle



The spacious L-shaped kitchen/dining/family room in this detached home has double-aspect windows as well as two sets of bi-fold doors leading onto the garden. The well equipped kitchen area has a breakfast bar perfect for perfect for breakfast in a hurry, casual dining, or a drink with friends. At the other side of the home is a large living area, with bi-fold doors opening onto the patio area.

The generous floor plan also provides a spacious hallway, which features a large under-stairs area that could double as a workspace. There is a useful downstairs WC, and a utility room off the dining area with space for a washing machine.

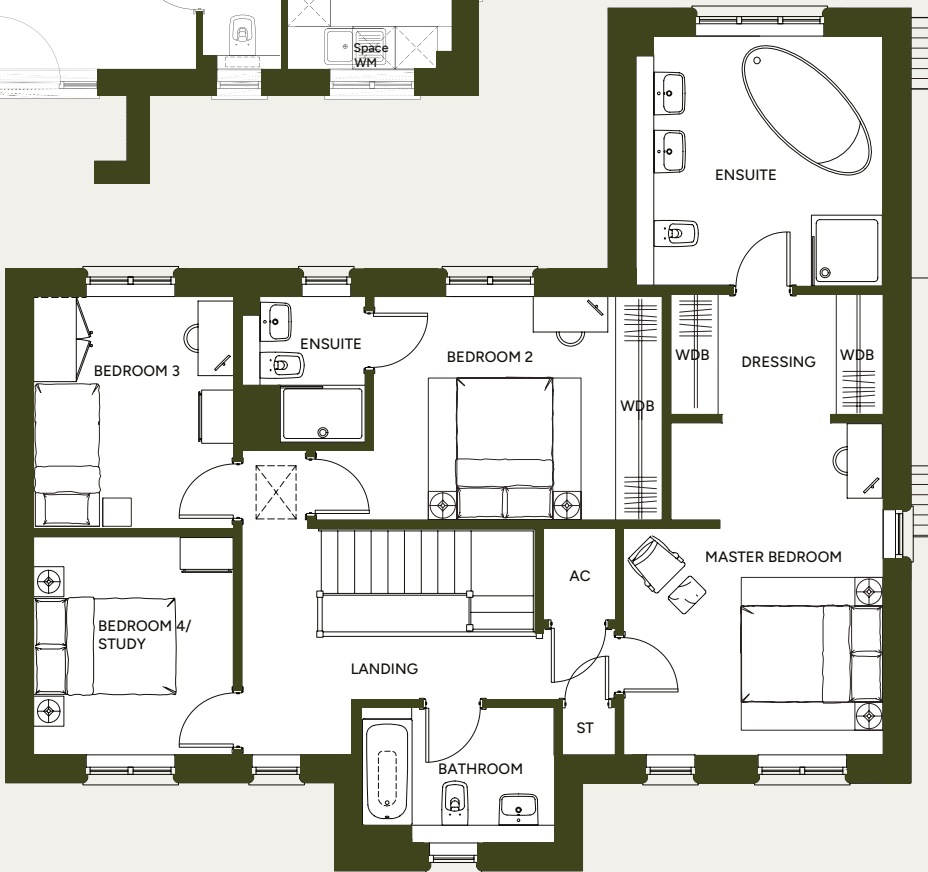
There are four sizeable bedrooms on the first floor, two with ensuites. The master suite features a walk-through dressing area with built-in wardrobes, leading to a luxurious ensuite with free-standing bath, separate shower and his and hers washbasins. There is also a family bathroom on this floor.

Outside the property includes a car port and garage.

GROUND FLOOR



FIRST FLOOR



TOTAL INTERNAL AREA 183.4 sq/m - 1974 sq/ft

GROUND FLOOR	90.02 sq/m	968 sq/ft	FIRST FLOOR	93.39 sq/m	1005 sq/ft
Living	3849 x 6455mm	12'8" x 21'2"	Master Bedroom	3646 x 3204mm	12' x 10'6"
Family	3482 x 3662mm	11'5" x 12'	Dressing Area	2993 x 3290mm	9'10" x 10'10"
Dining	3945 x 4196mm	12'11" x 13'9"	Bedroom 2	4062 x 3146mm	13'4" x 10'4"
Kitchen	4054 x 3146mm	13'4" x 10'4"	Bedroom 3	2817 x 3262mm	9'3" x 10'8"
			Bedroom 4/Study	2817 x 3073mm	9'3" x 10'1"

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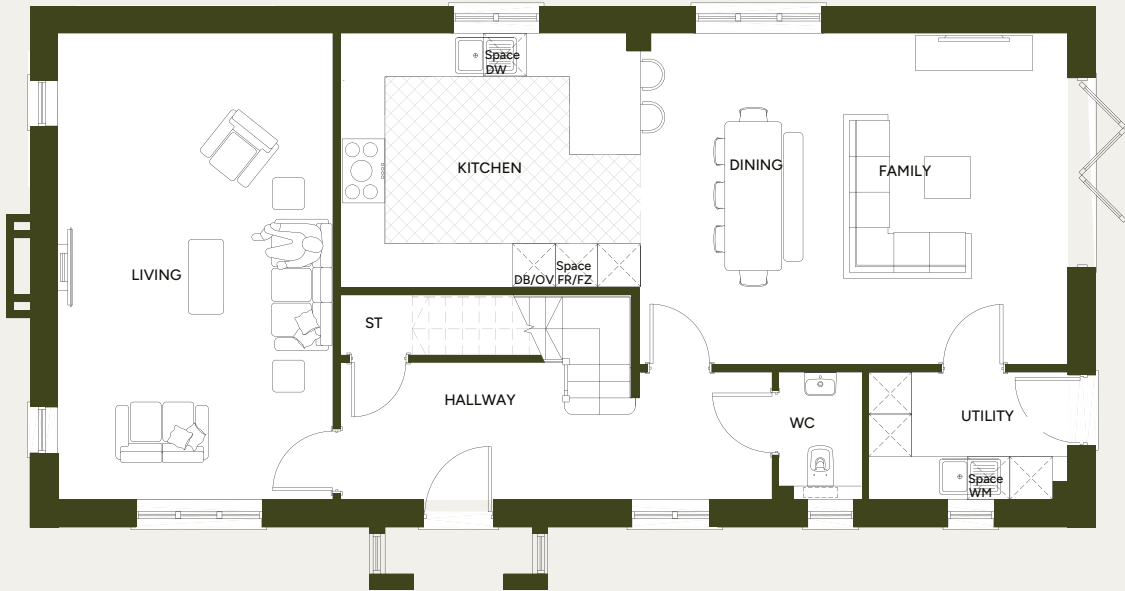
Forget me not



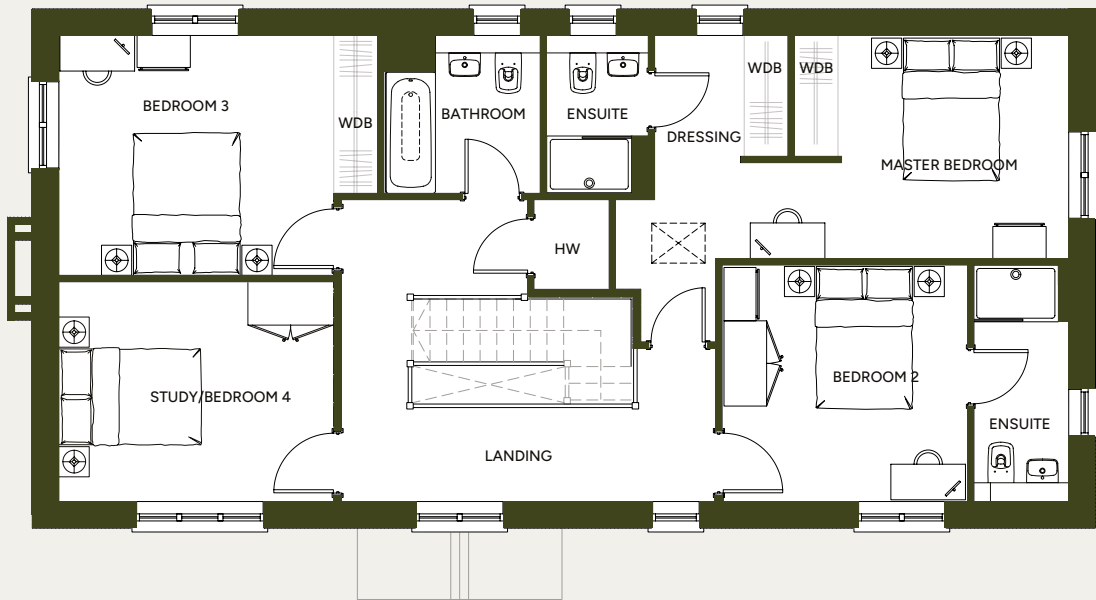
Contemporary living in a spacious and flexible detached home, featuring a large open plan kitchen/dining/family room with bi-fold doors onto the garden, and a separate utility room with space for a washing machine. The spacious hallway leads to a well-proportioned, airy lounge with double-aspect windows. The house also benefits from a downstairs WC and useful under-stairs storage.

There are four sizeable bedrooms on the first floor, plus a spacious family bathroom. Two of the bedrooms feature ensembles, including the master suite which also benefits from built-in wardrobes.

GROUND FLOOR



FIRST FLOOR



TOTAL INTERNAL AREA 186.32 sq/m - 2,004 sq/ft

GROUND FLOOR	93.16 sq/m	1,002 sq/ft	FIRST FLOOR	93.16 sq/m	1,002 sq/ft
Living	3862 x 6556mm	12'8" x 21'6"	Master Bedroom	3847 x 3107mm	12'7" x 10'2"
Family/Dining	6012 x 4582mm	19'9" x 15'	Bedroom 2	3445 x 3329mm	11'4" x 10'11"
Kitchen	4217 x 3557mm	13'10" x 11'8"	Bedroom 3	4462 x 3366mm	14'8" x 11'1"
			Bedroom 4/Study	3862 x 3070mm	12'8" x 10'1"

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## THE DEVELOPER

# Delivering excellence

At 3West, we create beautiful homes in desirable places with a focus on attention to detail, all supported by an outstanding customer service experience.

“It’s doubly rewarding to not only create quality homes but to know you’ve given your customers the best experience possible along the way is really satisfying – this is what drives my continued passion for house building. I look forward to helping create more exceptional property developments around the South West with James.” Colin Palmer, Co-Founder, 3West

“As a third generation property developer, my passion for property came from a young age. At 3West we want to create beautiful homes with a strong attention to detail that can be the heart of the family and community.” James Fowler, Co-Founder, 3West.

Our purpose is built on three principles – creating great homes, in fantastic locations and delighting our customers. As a privately owned company, we ensure these are at the forefront of everything we do.

## GIVING YOU MORE

We focus our time and attention on delivering an outstanding customer experience, securing a local and robust supply chain and supporting local communities.

Being an independent housebuilder also means we are able to craft each home to our exacting standards and for 3West, this means incorporating details and features you would not usually find in new build homes.

Rewriting the rule book for new home specification, 3West’s aim is to delight and surprise homeowners, creating a home to feel proud of for years to come.



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## BUYING WITH US

Creating an exemplary experience for our customers

We are committed to upholding the highest standards across every aspect of the process – from initial enquiry through to our aftercare service – our dedicated team is on hand to help make the experience of buying a 3West home as smooth as possible.

## WAYS TO BUY

To help you purchase your new 3West home, we are pleased to be able to offer several buying schemes including:

- Deposit Unlock
- Key Worker\* & Armed Forces Discount Scheme
- Recommend a Friend Discount
- Part Exchange
- Assisted Move

## WITH YOU, EVEN AFTER MOVE-IN DAY

Your journey with 3West does not stop once you’ve moved in and you’re enjoying your new home.

Our commitment to the whole customer experience will support you at every stage – through moving in, aftercare and we include an exclusive Butler Day, helping you make the finishing touches to your new home.

You will get peace of mind with our Pre-Occupation Quality Check, 12 month Emergency Call Out Cover and 10 Year NHBC Warranty.

3West is fully compliant with the New Homes Quality Code.

\*Key worker is defined as an essential employee working within but not limited to the NHS, teaching or are a member of the Emergency Services.



## A B O U T   U S

# Customer Experience

**As an independent housebuilder, we continually strive to ensure that your experience is exceptional at every stage.**

Here's what to expect when purchasing a new home from 3West.

### RESERVATION CHECKLIST

Upon reservation, our Sales Team will take you through a detailed checklist, to ensure you understand everything about your new home, from external materials to internal specification, parking, drainage and more.

### MAKE YOUR HOME YOUR OWN

We will offer the opportunity to personalise your new home through your selection of colour choices or by enhancing the already extensive specification further (subject to build stage).

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### EXCHANGE OF CONTRACTS

We offer a range of recommended solicitors and Financial Advisors to help you move swiftly and smoothly from Reservation to Exchange.

### HOME DEMONSTRATION

Two weeks before completion and after our 3West Quality Checks, we will invite you to look around your new home and ensure you understand the key features, the operation and maintenance.

### HOME SWEET HOME

The most important stage is Completion Day, this is the moment we hand over keys and you're able to move into your new 3West home. We'll need to do things such as meter readings and complete the final pieces of paperwork before leaving you to enjoy your beautiful new home.

### CHECK IN

On move in day, we will help set you up on our Customer Service platform, Clixifix. This allows you to access information about your house and message the Customer Service Team any time of the day from your smart phone.

### AFTER CARE

We like to make sure you've settled in, so you'll receive a courtesy call 24 hours after moving in as well as a personal visit a week after and again at 28 days so we can make sure everything is to your satisfaction.

### BUTLER DAY

We know there's always so much to do in addition to unpacking, so we offer a complimentary day with our Customer Care Team to help make moving in as straightforward as possible, whether that is moving boxes, hanging curtains or other DIY help.

### NHBC WARRANTY

During construction, your new home will be independently inspected by the NHBC as part of their 10 Year Buildmark Warranty.

### ADDITIONAL PEACE OF MIND

For two years after completion, we provide a 3West Customer Care Warranty as well as British Gas Homecare Emergency Cover\* for the first 12 months.

\*or similar service





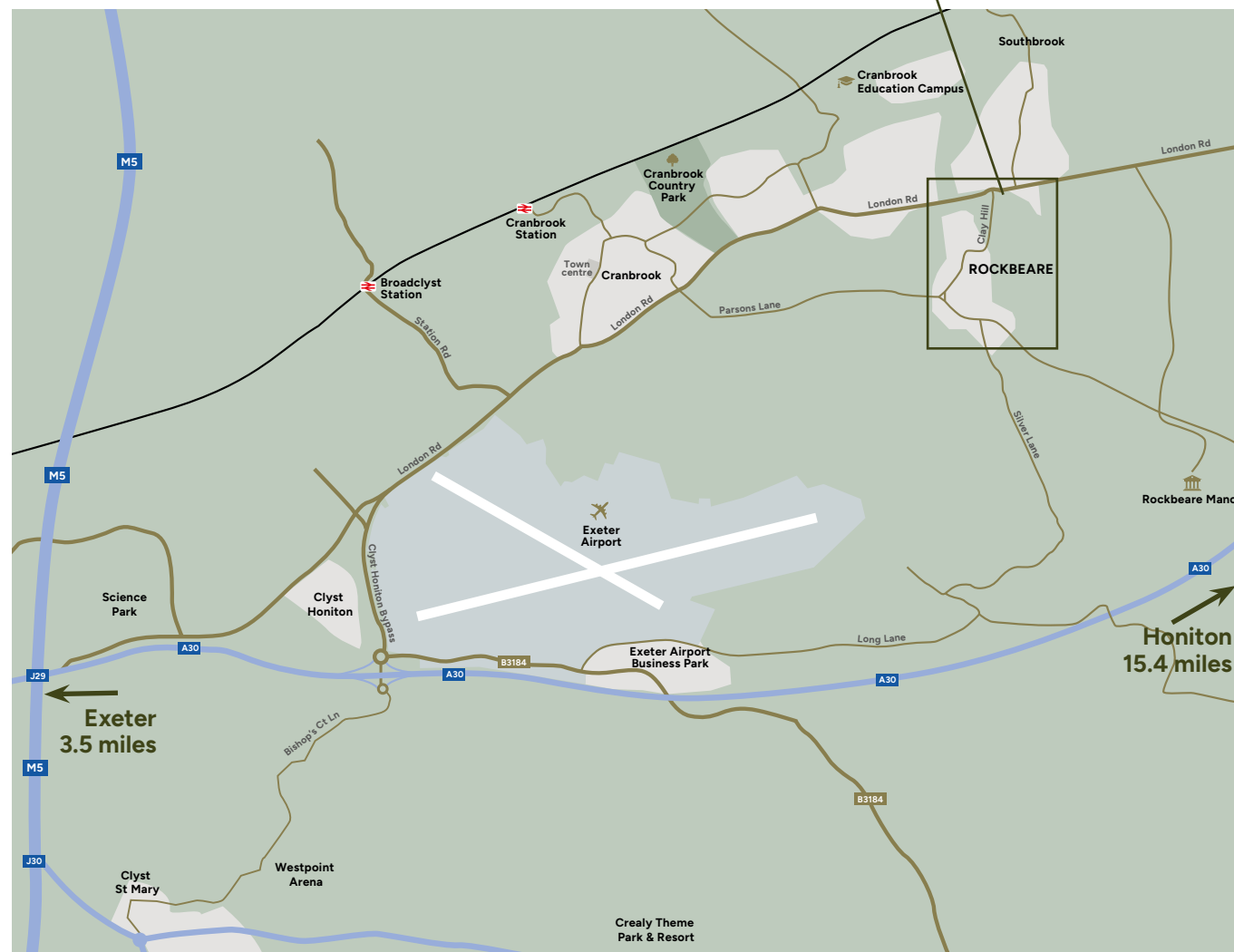
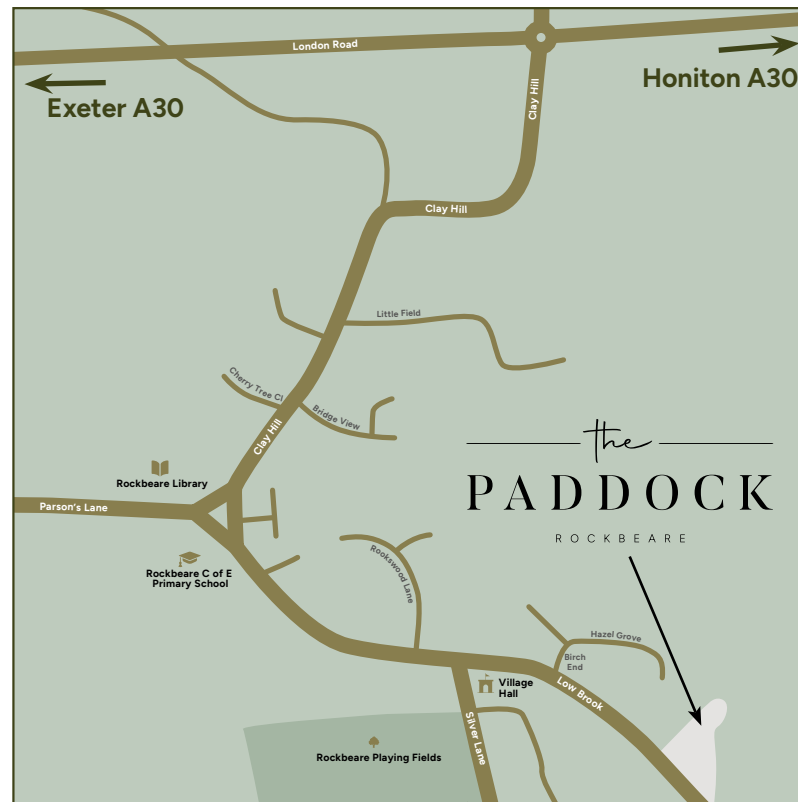
## LOCATION

The Paddock,  
Meadow View  
Rockbeare EX5 2GH  
For SatNav use EX5 2HG



For all enquiries please contact:  
thepaddock@3west.group

[www.3west.group](http://www.3west.group)



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