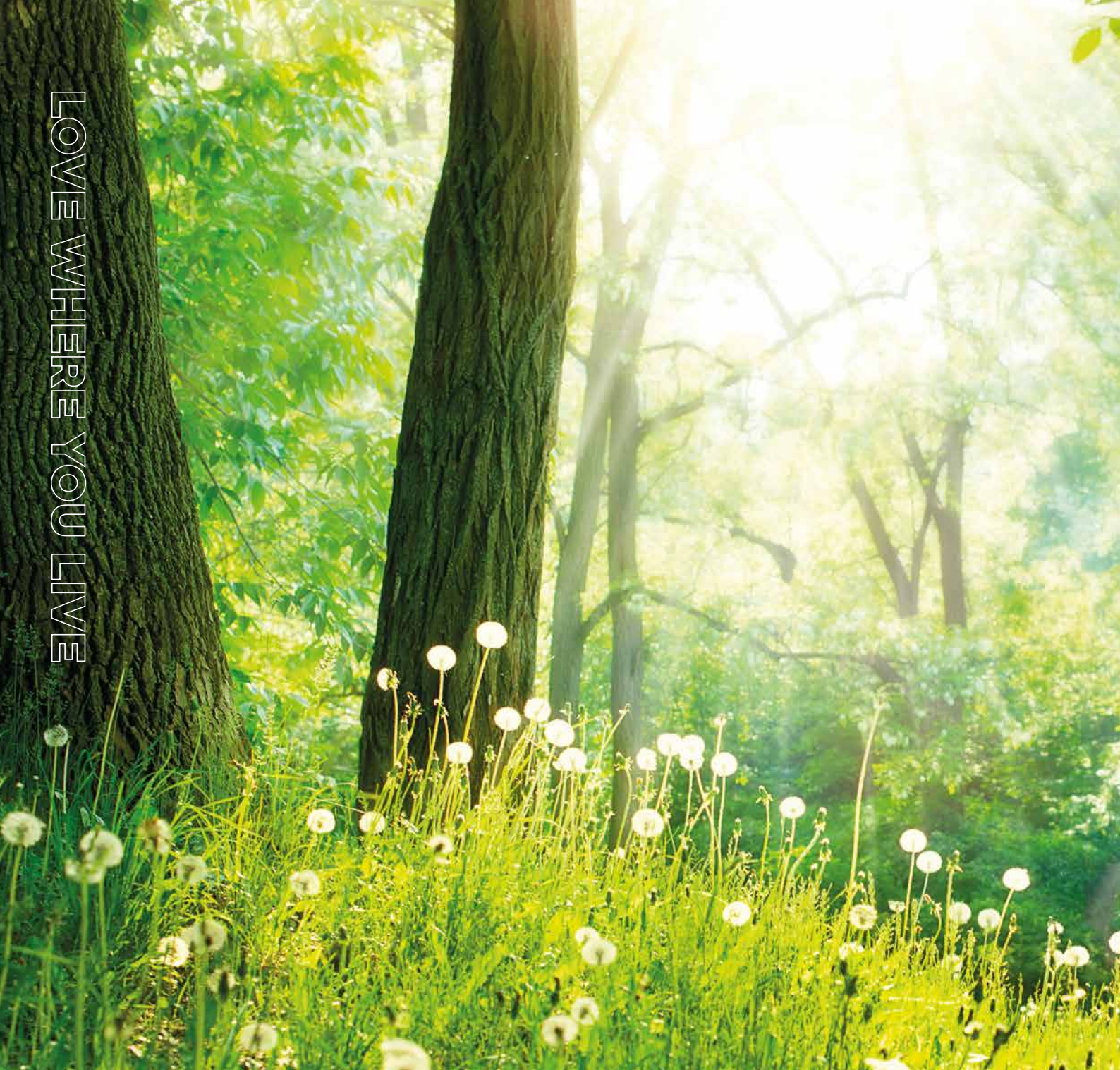


LOVE WHERE YOU LIVE



CedarView

HOWWOOD RENFREWSHIRE

An exclusive development of only 10 four bedroom detached luxury homes.

[www.briar-homes.co.uk](http://www.briar-homes.co.uk)

Briar Homes 

Making your house a home



A PLACE TO  
CALL YOUR OWN

Note: Images shown are for illustration purposes only.



Computer Generated Image of The Willow House Style

  
**CedarView**

**WELCOME HOME  
TO CEDARVIEW**

An exclusive development of only 10 four bedroom detached luxury homes, set in the desirable village of Howwood in the heart of the rolling Renfrewshire countryside.

At Briar Homes we understand that no two families are the same. Our range of house types allows for different situations and lifestyles.

Here you can enjoy the unique combination of high quality contemporary homes, modern convenience and natural surroundings. Making sure that the local landscape is celebrated and shared with all residents. It's where home, nature and community combine. It's more than just a house, it's an investment in your future.



## HAPPILY EVER AFTER STARTS AT CEDARVIEW

The best communities are the products of the people who live in them. These are the people who have a real and lasting say in how their neighbourhoods grow over time, both socially and physically. Here at Briar Homes we want to support that every step of the way.

## BUILT ON SUSTAINABLE FOUNDATIONS

Every Briar Home is designed to support better living. From the diversity of the house types to the use of the landscape and the spirit of the neighbourhoods. Our developments are inspired by considerate planning and better building resulting in great homes, great spaces and a great community.

Briar Homes Limited is wholly owned by AS Homes (Scotland) Limited, a family-run, Glasgow based house building company with more than 20 years of experience in private house building and community building projects. We are working in conjunction with Housing Growth Partnership - a social impact investor backed by Lloyds Bank and the Homes & Communities Agency- to help address housing affordability by providing support to the regional residential development community to increase the number of new homes built in the UK.



**Briar Homes** 

# BRIGHT FUTURES FLOURISH ON YOUR DOORSTEP



## WHERE LIVING MEANS MORE

Perfectly placed at the end of Hillfoot Drive, surrounded by trees and open fields, CedarView not only offers a new home but a new way of life.

Howwood is one of Renfrewshire's smaller villages, surrounded by open rolling countryside but yet within easy reach of a number of towns. A regular train service connects Howwood with Paisley, Glasgow and Ayrshire. The village is also served by a local bus operator and the A737 is easily accessible. It provides excellent transport links towards Glasgow International Airport which is only 8 miles away, Paisley and the M8 motorway network making it an ideal place to live for commuters and families.

Surrounded by natural beauty, a wealth of history and picturesque scenery in the charming village of Howwood, CedarView is a place where life can be as relaxed or as active as you choose, you'll never be bored here. A short walk or drive down the hill takes you to the heart of the village. Wherever you go, the welcome will be warm and genuine.

Everything you need for everyday life is there. Howwood has a range of facilities on offer including a primary school, village hall, local shops and a selection of pubs and restaurants. These include the local Premier village store and pharmacy, The Boarding House and The Howwood Inn. Or you can drop in to Coffee & Cream on Station Road and enjoy some fresh ground coffee and a delicious breakfast or hot roll. For a supermarket shop there is local shopping at Johnstone and the Phoenix Retail Park at Linwood or Paisley. You can forget about the school run as Howwood Primary school is right on your doorstep. While secondary education is provided at Johnstone High School.

Leisure activities in the surrounding area is wide and varied. The renowned Greenacres Curling Club is located adjacent to the Sproulston Cottages and a few miles away is Bowfield Hotel & Country Club. It's one of the villages' most popular attractions. With delicious food and drink offerings, and playing host to weddings, holidays and spa days, there's something for everyone at the Bowfield.



## A BREATH OF FRESH AIR

The surrounding countryside is ideal for outdoor pursuits with bird watching on the nearby river, country walks, horse riding and cycle routes.

Keen anglers will find that The Howwood Trout Fishery provides an excellent location for a spot of fishing. Walkers and runners can explore the Semple Trail which links Howwood to Lochwinnoch. The 8 mile trail takes in minor roads, vast views and peaceful woodlands. Keen cyclists will find great riding around the village, with National Cycle Route 75 running close by. And, when the sun goes down, you'll have somewhere special to come home to.

A little further afield is Clyde Muirshiel Country Park at Lochwinnoch with water sports centres and Castle Semple and the adjacent Greenacres Curling Rink. There are modern yacht marinas at Inverkip and Largs on the Clyde Coast which also boast a variety of golf courses including world renowned links championship courses. Glasgow City Centre offers numerous facilities of an international centre with world renowned shopping and dining facilities.

When driving past the village on the A737 or on the train from Glasgow to the coast, you'll easily spot the striking Kenmure Hill with its ruined Temple perched on top. Steeped in mystery, the temple was built around 1760 for local landowner Colonel William McDowell. However, there is no record of what it was originally used for. Rumours have said it was once a summer house, a cattle shed or even a prison! Whatever it used to be, the view from the top is breathtaking and it's well worth the climb.

# WELCOME TO THE NEIGHBOURHOOD

Note: Images shown are for illustration purposes only.

## THE PERFECT PLACE TO CALL HOME

At CedarView we are taking great care to ensure that these new homes nestle perfectly within the existing surroundings and the local village neighbourhood.

With its central landscaped space and inviting gardens, everything is designed to help foster community and turn new neighbours into new friends. CedarView is conveniently connected and community orientated in both substance and style. Whether you're stepping onto the property ladder for the first time, looking for a spacious home tailor-made for your growing family or a place to downsize without compromise, CedarView is the perfect place to call home.



# COUNTRY LIVING AT ITS FINEST

Note: Interior images shown are of show home from previous development Calderpark Gardens, Broomhouse and are for illustration purposes only.



## QUALITY IN EVERY CORNER

Each and every aspect of your new home has been considered in depth and designed for both practicality and pleasure. Everywhere you look in CedarView you will be able to delight in every little detail. At Briar Homes you can count on our skill and craftsmanship to ensure that your new home is as good as it can be.

These are houses crafted for living. You will feel it as soon as you step inside, spacious rooms, natural light, contemporary layouts and carefully selected materials all combine to make you feel at ease. There are so many ways to refresh and relax in your new home. Whatever your lifestyle, you will find it luxurious, stylish and easy to maintain.

## SPECIFICATION

### GENERAL

- Combination of white contemporary and feature clear glass internal pass doors. (Please refer to your Sales Advisor for individual house style specification)
- Contemporary banister to staircase in all styles
- Fitted sliding mirrored wardrobes to bedrooms where applicable (Please refer to your Sales Advisor for individual house style specification)
- All homes are fitted with smoke, heat & carbon monoxide alarms, and a USB power socket in the Kitchen as standard
- Gas fired central heating radiators with combi or system boiler (depending on property style)
- Combination of down lighters and pendant lighting throughout
- Moulded or bevel facings and skirtings throughout.

### KITCHENS

- Quality German kitchens by Ponnighaus
- A range of high-quality units, laminate worktops & handles
- Contemporary composite inset sink and co-ordinating tap
- Feature under cabinet lighting
- Integrated stainless steel eye level oven, 5 burner gas hob and feature ceiling mounted extractor
- Integrated dishwasher, fridge/freezer and microwave oven.

### BATHROOMS / EN-SUITE

- Contemporary Roca Laura sanitaryware, soft closing seat, chrome towel warmer and taps
- A full range of Porcelanosa tiling – mix of full height tiling and half height to wet areas (see sales advisor for full details)

- Low level shower tray with sliding door or fixed enclosure with thermostatic feature shower to en-suites only
- Handheld shower spray tap as standard to main bathroom only.

### EXTERIOR & GARDENS

- Turf to front garden only
- Monobloc driveway
- Patio area to rear
- French doors
- Outside light to front and rear
- 1.8m high boundary fencing to rear garden area. (Please refer to your sales advisor for plot specific details).

### UPGRADE OPTIONS

- Kitchen – wine cooler, induction hob, stone worktops, integrated or free standing washer/dryer
- Porcelanosa Tiling – a range of floor and wall tiling options
- Wardrobes – a selection of wood veneer finishes
- General – burglar alarm, external power points, brushed steel/chrome switches & sockets, additional tv/telephone/broadband & usb sockets, shaver socket, electric car charging wiring/unit, outside hot & cold taps (all subject to build stage)
- Rear garden turf.

### FLOORING (optional extra)

- A range of quality flooring including fitted entrance mats available to select from. Samples available.

This specification is correct at time of publication but could be subject to change. Please clarify all details with your sales advisor.



## SITE PLAN

An exclusive development of only 10 four bedroom detached luxury homes.



This site plan is correct at time of publication but could be subject to change.



FIRST FLOOR



GROUND FLOOR

SOME PLOT LAYOUTS ARE HANDED



Computer Generated Image of The Willow House Style

# THE WILLOW



## 4 BEDROOM DETACHED VILLA

With four spacious bedrooms, The Willow is an ideal home for a growing family or for those looking for a wealth of space.

Downstairs a large open plan designer kitchen/family area is the heart of the home, patio doors to the garden provide a seamless connection to indoor outdoor entertaining. A separate lounge with statement window is filled with an abundance of natural light and is suited to both entertaining and relaxing. The WC, utility, store and garage complete the downstairs accommodation.

On the upper level the Primary and Guest bedroom both include fitted wardrobes and enjoy an en-suite shower room each. The upper-level accommodation is completed by a further two generous sized bedrooms, storage and a contemporary family bathroom.

### GROUND FLOOR

Lounge	3.97m x 4.52m	13'0" x 14'10"
	<i>(at widest points)</i>	
Kitchen/Dining	8.13m x 3.51m	26'8" x 11'6"
Utility	1.93m x 1.13m	6'3" x 3'8"
WC	2.19m x 1.10m	7'2" x 3'6"
Garage	2.62m x 4.97m	8'7" x 16'4"

### FIRST FLOOR

Bedroom 1	3.63m x 4.56m	11'11" x 14'11"
	<i>(including wardrobes)</i>	
Ensuite	1.20m x 2.65m	3'11" x 8'8"
Bedroom 2	3.12m x 3.13m	10'3" x 10'3"
	<i>(excluding wardrobes)</i>	
Ensuite	2.67m x 1.40m	8'9" x 4'7"
Bedroom 3	3.23m x 3.54m	10'7" x 11'7"
Bedroom 4	2.67m x 3.29m	8'9" x 10'9"
Bathroom	2.05m x 2.00m	6'9" x 6'7"

Total Floor Area 140.3m<sup>2</sup> / 1510ft<sup>2</sup>

Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. Please speak to your sales advisor. Floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure.



Computer Generated Image of The Juniper House Style

# THE JUNIPER

## 4 BEDROOM DETACHED VILLA

With four generous bedrooms, The Juniper offers a spaciouly designed contemporary home, suited to a range of lifestyles.

Downstairs, a large designer kitchen with open plan family area creates the social epicentre of the home, from here patio doors allow the perfect transition from home to garden entertaining. A separate front facing lounge with statement window floods the living space with natural light and provides a room suited to both relaxing and family living. The WC, utility, store and garage complete the downstairs accommodation.

Centred around the staircase and complemented by fitted storage to 3 bedrooms the upper-level accommodation extends to four bedrooms, two en-suite shower rooms, storage, and a luxury family bathroom.

### GROUND FLOOR

Lounge	3.52m x 5.19m	11'7 x 17'0
Kitchen/Dining	6.22m x 3.83m	20'5 x 12'7
Utility	1.86m x 1.54m	6'1 x 5'1
WC	1.86m x 1.19m	6'1 x 3'11"
Garage	2.47m x 5.10m	8'1 x 16'9

### FIRST FLOOR

Bedroom 1	3.97m x 4.12m	13'0 x 13'6 <i>(at widest points, excluding wardrobes)</i>
Ensuite	2.17m x 1.67m	7'1 x 5'6
Bedroom 2	2.80m x 3.06m	9'2 x 10'0 <i>(excluding wardrobes)</i>
Ensuite	1.40m x 2.16m	4'7 x 7'1
Bedroom 3	2.65m x 4.24m	8'8 x 13'11" <i>(excluding wardrobes)</i>
Bedroom 4	2.59m x 2.96m	8'6 x 9'8
Bathroom	2.15m x 3.06m	7'1 x 10'0

**Total Floor Area 134.5m<sup>2</sup> / 1449ft<sup>2</sup>**



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FIRST FLOOR



GROUND FLOOR

SOME PLOT LAYOUTS ARE HANDED

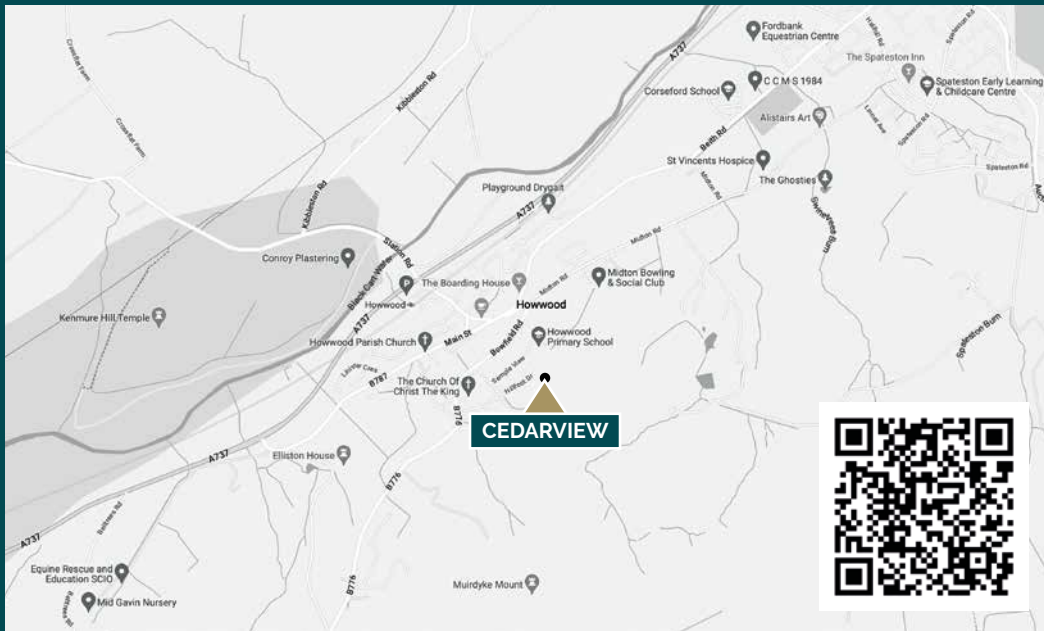




# CedarView

HOWWOOD RENFREWSHIRE

An exclusive development of only 10 four bedroom detached luxury homes.



Follow the signs for Bowfield Hotel and Country Club until you reach Hill Road  
Sat Nav Postcode: PA9 1BX What3words: partly.highs.typist

**CedarView Sales Centre**  
Corum, 247 Kilmarnock Road, Shawlands, G41 3JF  
Tel: 0141 636 7588

This information is provided for guidance only. It is not intended to form the basis of any contract. We reserve the right to alter the layout, design and dimensions of each property without notice. Whilst every effort has been made to ensure that the information contained is accurate, it is provided for guidance only. Prospective purchasers should satisfy themselves as to the accuracy of the information. Please note the computer generated images provide an indication of the finish of the house styles and do not necessarily represent the exact finish of a particular property at CedarView, Howwood, Renfrewshire. Please ask the Sales Advisor for full details of specification.



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Making your house a home...

**Briar Homes**