



# HIGH MOOR VIEW

WINKLEIGH

A COLLECTION OF 3 & 4 BEDROOM HOMES



ALLISON  
HOMES



# ALL ABOUT COMMUNITY, COMFORT, AND COUNTRYSIDE CHARM



Welcome to your new home at **High Moor View**



## ALL ABOUT THE TOWNS, COAST AND COUNTRY

A village of endless exploration and charm

**Life in Winkleigh is enriched by a variety of local shops and businesses, such as the long-established butcher, bespoke cake maker and family business Sam's Cider Shop. Together with a post-office and GP in and around the Square on Fore Street.**

Just a few minutes' walk from home is The Kings Arms, part of Winkleigh life from the time of turnpike road travellers and still a welcoming hostelry, dining venue and meeting place, with four-legged friends welcome at the bar. Families will appreciate being conveniently



close to Winkleigh Primary School including nursery, and rated Good by Ofsted, with Chulmleigh College for 11-16s, part of the Chulmleigh Academy Trust and also rated Good, just a 17 minute drive away.

Winkleigh Sports Centre offers activities from football to table-tennis, snooker and bowls, and is home to the tennis club for match play and junior coaching. The village hall, parish hall and community centre host a range of village groups, while the new well-equipped play space, pocket greens, and community orchard at High Moor View will further enrich amenities for the whole community.



“

From a Cathedral city and characterful towns to countryside walks on the doorstep and adventurous day trips amongst iconic moorland, this is the starting point to exceptional living.

”

Okehampton's twice-monthly Farmers' Market offers a selection of fresh produce such as organic cheeses, chocolate, seasonal fruit, free-range eggs, and honey made from Devon nectar. Exeter provides regional shopping, dining, and culture, from the award-winning Princesshay Centre and Gothic Cathedral Quarter to the Corn Exchange and Northcott Theatre.

At High Moor View, you're surrounded by farmland, orchards, footpaths, and lanes—plus the famous Devon banks, rich in wildlife and birdlife. Winkleigh sits on a highpoint between Exmoor and Dartmoor, renowned for wild ponies and heather moorlands, with activities ranging from cuckoo walks to family rock climbing sessions.





## ALL ABOUT THE QUALITY

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at High Moor View benefit from a high standard specification.

This includes contemporary kitchens with stainless steel splashbacks, integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors

In all homes, the bathrooms and en suites feature white Hansgrohe\* sanitaryware. To help reduce energy bills, all homes feature an energy efficient air source heat pump and thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

“ Each home at High Moor View has been designed to maximise light and space. Selected homes come equipped with a 7Kw EV charger. ”

\*Baths are Twyford.



“ We know we are not just building houses, we are creating the most important spaces in people’s lives that our customers will love to live in now and throughout the years ahead. ”

## ALL ABOUT HOMES BUILT ON SOLID VALUES

We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable.

Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives

That’s why we ensure every Allison home is something exceptional.



# ALL ABOUT THE SPECIFICATION

3 BEDROOM SEMI-DETACHED HOMES  
3 BEDROOM DETACHED HOMES  
4 BEDROOM HOMES

3 BEDROOM SEMI-DETACHED HOMES  
3 BEDROOM DETACHED HOMES  
4 BEDROOM HOMES

## INTERNAL FIXTURES AND FITTINGS

### GENERAL

LABC 10 year warranty	•	•	•
Single colour (white) matt emulsion walls and ceiling colour throughout	•	•	•
Smooth ceilings throughout	•	•	•
Internal joinery painted white	•	•	•
Staircase handrails and newel caps in oak			•
Staircase handrails and newel caps in white	•	•	
Smooth white 5 vertical panel internal doors	•	•	•
Mineral wool insulation to roof space	•	•	•

### KITCHEN

Choice of kitchen unit door fronts from selected range*	•	•	•
Choice of laminate worktops with matching upstands from selected range*	•	•	•
Soft close hinges to all cupboard doors	•	•	•
Choice of stainless steel splashback behind hob	•	•	•
Single bowl sink with mixer tap	•		
1.5 bowl sink with mixer tap		•	•
Integrated stainless steel finish single oven	•		
Integrated stainless steel finish eye level double oven		•	•
Integrated ceramic hob	•		
Integrated induction hob		•	•
Stainless steel chimney hood	•		
Curved glass chimney hood		•	•
Integrated dishwasher		•	•
Plumbing and removable unit for future installation of dishwasher	•		
Space and plumbing for washing machine	•	•	•
Tumbledryer space where applicable			•
Space and socket for future installation of fridge/freezer	•	•	•

### CLOAKROOM

White sanitaryware	•	•	•
Tiled splashback to basin - choice from standard range	•	•	•
Basin mixer tap	•	•	•

### BATHROOM

White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
Bath filler mixer	•	•	•
Shaver point	•	•	•
White heated towel rail	•	•	•
Half height tiling behind bath - choice from standard range	•	•	•
Tiled splashback behind basin - choice from standard range	•	•	•

### EN SUITE

White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
Shaver point	•	•	•
White heated towel rail	•	•	•
Shower enclosure and screen	•	•	•
Tiled splashback behind basin – choice from standard range	•	•	•
Full height tiling to shower area	•	•	•

### HEATING AND HOT WATER

Air Source Heat Pump system	•	•	•
Prefinished radiators	•	•	•
Thermostatic radiator valves to most radiators	•	•	•
Smart meters as standard	•	•	•
1no thermostatic shower, with all additional showers to be electric	•	•	•

## INTERNAL FIXTURES AND FITTINGS

### ELECTRICAL

White LED downlighters to Kitchen	•	•	•
White LED downlighters to Bathroom and En Suite (where applicable)	•	•	•
Low energy lighting	•	•	•
All sockets to be white fittings	•	•	•
Telephone points to Living Room, Hallway/Cupboard and Bedroom 1	•	•	•
TV points to Living Room (media plate), Family room and Bedroom 1	•	•	•
Mains wired smoke detectors fitted to Building Regulation standards	•	•	•
Fibre internet for high speed connectivity	•	•	•

### FLOOR FINISHES

Range of carpets and flooring available as upgrade option*	•	•	•
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### 3 BEDROOM SEMI-DETACHED HOMES

The Knowle

### 3 BEDROOM DETACHED HOMES

The Liscombe, The Luccombe and The Brendon

### 4 BEDROOM HOMES

The Lynton and The Winsford

## EXTERNAL FIXTURES AND FITTINGS

### GENERAL

Traditional construction	•	•	•
House type bricks and roof tiles as per external materials plan	•	•	•
Mineral wool insulation to roof space	•	•	•
Double glazed uPVC windows throughout, white handles	•	•	•
Footpaths and driveways as per external finishes plan	•	•	•

### EXTERNAL DOORS

GRP external doors with chrome lever furniture	•	•	•
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### GARDENS

Front garden turfing and planting to approved landscape plan	•	•	•
Paths, patios and fencing to approved landscape plan	•	•	•
External tap to rear garden	•	•	•
Turfing to rear garden upgrade option available	•	•	•

### EXTERNAL LIGHTING AND ELECTRICS

Front exterior PIR light fitting provided	•	•	•
Power and lighting to garage where within curtilage (where applicable)	•	•	•
EV charger to select homes as per car charging location plan	•	•	•

\*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.



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