



CAVANNA
BUILDING BRILLIANCE HOMES

AT BICKINGTON PARK
BARNSTAPLE

NAVIGATION

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BUILDING BRILLIANCE

“Our vision at Cavanna Homes is to become the most admired regional housebuilder in the South West. We aim to achieve this through our product design, innovation and build quality, whilst maintaining the trust and respect of our customers and the local communities around our developments.”



Keith Miller - Chairman



Paul Moran - Managing Director



ABOUT CAVANNA HOMES

A FAMILY BUSINESS

Established in 1923 Cavanna Homes is a family business, building elegant homes for over a century. Now the largest independent house builder based in the South West, we take pride in our work and have a well deserved reputation for constructing quality homes of the highest standard. We strive to provide our customers with a home that will be a solid foundation for your family.



OVER A CENTURY OF KNOWLEDGE

When purchasing a Cavanna home you are buying from a company with more than 100 years of experience, giving you peace of mind that your new home comes with years of expertise, backed up by an excellent level of customer support.

So rest assured that our dedicated support will begin with your first contact and continue until after you have moved in. Our team will be delighted to provide you with two years of full aftercare following the



BUILT TO THE HIGHEST STANDARDS

At Cavanna, every home is thoughtfully designed with our customers in mind and built to the highest standards. We prioritise energy efficiency, comfort, and practicality in every aspect of our design.

Cavanna is committed to creating exceptional homes that enhance communities, ensuring a seamless and enjoyable home buying experience.



MAKE IT YOURS

You can personalise your home with our superior kitchen, bathroom, and flooring finishes from the upgrades range. Our friendly Sales Advisors can guide you through standard and optional features.

Before moving in, you'll tour your home, receive appliance demonstrations, and get a Welcome Pack with manuals, warranties, and care information.



OUR CUSTOMER CHARTER

Our Customer Charter is to provide you with clear and concise information when viewing, purchasing and living on a Cavanna development and to ensure that you are provided with a quality new home.

All of our marketing and advertising will be clear and truthful.

From your initial enquiry you will receive friendly, professional and knowledgeable advice.

Confirmation of the Layout and Specification of your home and details of all contractual information will be given to you, so that you can make an informed decision about the home you are intending to purchase.

We will provide a clear description of the Sale process, together with details of your cancellation rights.

You will be given clear and fair Contract of Sale Terms and Conditions.



OUR CUSTOMER CHARTER

We will keep you informed of any significant change regarding the progress of your home.

When visiting or living on our development you will be given Health & Safety guidance.

Before occupation you will be invited to visit your new home, to familiarise yourself with the house and be given a demonstration of appliances, controls and fittings.

You will be provided with a Home Owners' Manual and Welcome Pack, including Manufacturers guarantees, warranties, instructions, registrations details and information about looking after your new home.

Should you have any issues with your new home you will be provided with details on our procedures and how to contact us.

We will visit you once you have settled into your new home, so we may assist with any queries.



COME *home* TO CAVANNA

AT BICKINGTON PARK BARNSTAPLE



ABOUT THE AREA

BICKINGTON PARK, BARNSTAPLE

Bickington Park is set in the peaceful village of Bickington on the outskirts of Barnstaple, close to the Taw Estuary and stunning North Devon coastline.

The development of 77 energy efficient 2, 3 & 4 bedroom homes is located just off Bickington Road, within walking distance of the village's local amenities. The new homes will be fitted with air source heat pumps and electric vehicle charging points, with the majority also having roof-mounted solar panels.



Retained hedgerows surround the community, and residents will benefit from a new fruit orchard of newly planted and existing trees covering more than two acres of open space.

New footpaths will link the new homes to existing pedestrian and cycle routes, including the popular Tarka Trail leading north to Barnstaple, or west towards Westward Ho! and the coast.



ABOUT THE AREA

LOCATED IN THE SURROUNDING AREA

The charming village of Bickington provides residents with a post office, pubs and independent shops, offering local amenities right on homeowners’ doorsteps.

Just a short drive or bus ride away, the river-port town of Barnstaple has a range of supermarkets, leisure facilities, independent shops, pubs and restaurants. The area is steeped in history and still plays host to a busy Victorian-built Pannier Market and independent traders in Butchers Row.



Popular surfing and bathing beaches in the beautiful North Devon National Landscape are around a 30-minute drive away, including Croyde Bay, Woolacombe Beach and Saunton Sands.

Families with children will benefit from a wide educational offering of secondary schools, primary schools and nurseries in and around the area.



ABOUT THE AREA

OUR COMMITMENTS TO THE COMMUNITY

£17,250 for early years education

£314,847 for primary education

£71,670 for primary school land improvements

£233,009 for secondary education

£46,285 towards GP surgery improvements

£160,992 for open space, sport and recreation

£67,779 towards highway improvements



WELL CONNECTED

Barnstaple

Approx 2 miles

Instow

Approx 4 miles

Westward Ho!

Approx 10 miles

North Devon National Landscape

Approx 12 miles

Bideford

Approx 12 miles

Tiverton

Approx 30 miles

Exeter

Approx 40 miles



THE DEVELOPMENT PLAN

INTERACTIVE MAP - CLICK ON A HOME TO VIEW FLOOR PLAN



3 BEDROOM HOMES

- THE BRACKEN**
PLOTS: 38, 39, 48, 49, 50, 51, 52, 53, 75 & 76
- THE BROOK**
PLOTS: 5, 9, 22 & 25
- THE STEEPERTON**
PLOTS: 10, 32, 33, 47, 58 & 77
- THE LAKEHEAD**
PLOT: 2, 3, 6, 11 & 23
- THE LONGAFORD**
PLOTS: 7, 8, 30, 31, 42, 43, 54, 55, 62, 63, 64 & 65

4 BEDROOM HOMES

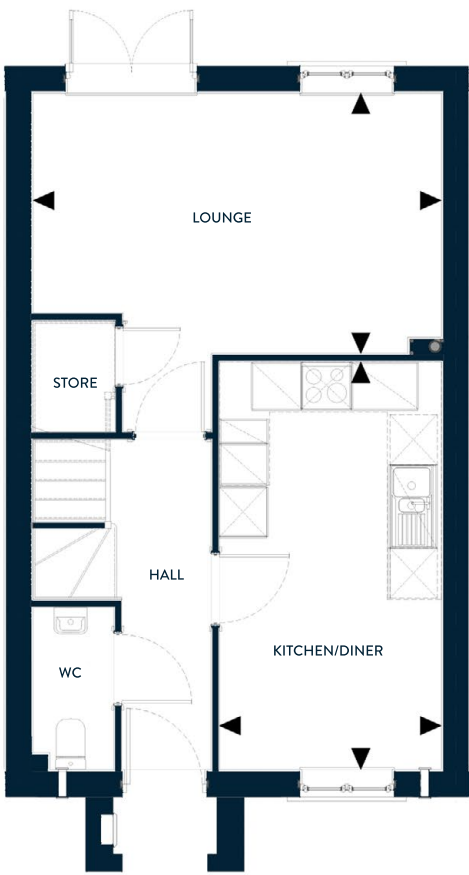
- THE LITTAFORD**
PLOTS: 4, 26, 27, 29, 37, 45 & 46
- THE HOCKINSTON**
PLOT: 1, 24, 28, 34, 44, 59 & 60
- THE GIDLEIGH**
PLOTS: 35, 36 & 61
- AFFORDABLE HOMES**
PLOTS: 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 40, 41, 56, 57, 66, 67, 68, 69, 70, 71, 72, 73 & 74

Please note this site plan is for illustrative purposes only. The site layout may vary throughout construction, it is always our intention to build inline with this plan however boundaries may change. Please check details of your chosen home with a sales advisor at the point of reservation.



THE BRACKEN

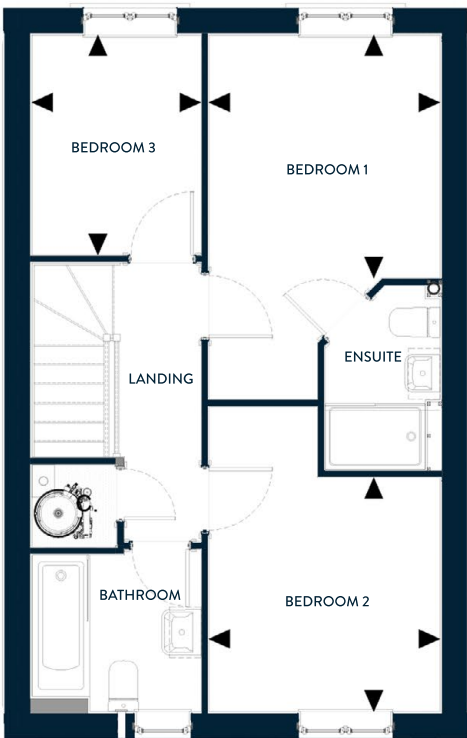
3 BEDROOM HOME | 853 SQ FT



GROUND FLOOR

LOUNGE: 3.13m x 4.90m | 10' 3" x 16' 1"

KITCHEN/DINER: 4.89m x 2.66m | 16' 1" x 8' 9"



FIRST FLOOR

BEDROOM 1: 2.77m x 2.91m | 9' 1" x 9' 7"

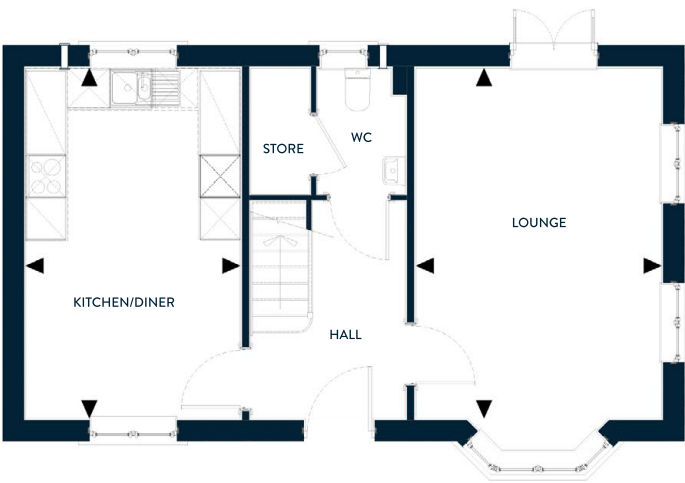
BEDROOM 2: 2.77m x 2.80m | 9' 1" x 9' 2"

BEDROOM 3: 2.03m x 2.64m | 6' 8" x 8' 8"

CGI's are for illustrative purposes only, external materials and landscaping may vary. Please speak to your Sales Advisor for details on a specific plot.

THE BROOK

3 BEDROOM HOME | 971 SQ FT



GROUND FLOOR

LOUNGE: 3.48m x 4.97m | 11' 5" x 16' 4"

KITCHEN/DINER: 3.04m x 4.97m | 10' 0" x 16' 4"



FIRST FLOOR

BEDROOM 1: 3.79m x 2.99m | 12' 5" x 9' 10"

BEDROOM 2: 3.09m x 2.97m | 10' 2" x 9' 9"

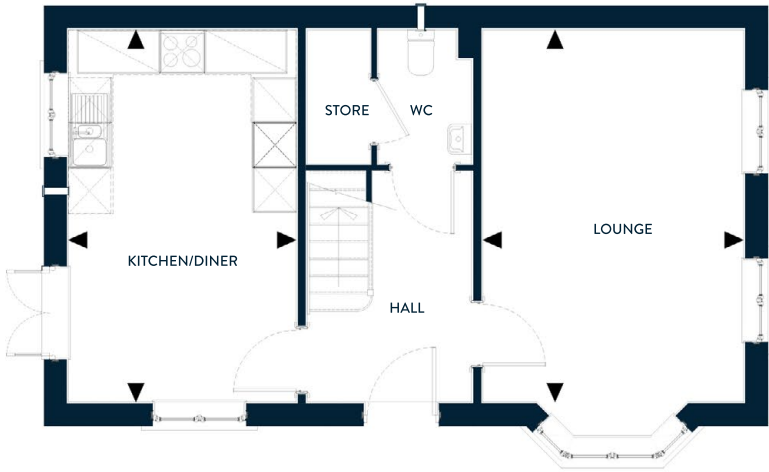
BEDROOM 3: 3.09m x 1.90m | 10' 2" x 6' 3"

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THE STEEPERTON

3 BEDROOM HOME | 971 SQ FT



GROUND FLOOR

LOUNGE: 3.48m x 4.97m | 11' 5" x 16' 4"

KITCHEN/DINER: 3.04m x 4.97m | 10' 0" x 16' 4"



FIRST FLOOR

BEDROOM 1: 3.79m x 2.99m | 12' 5" x 9' 10"

BEDROOM 2: 3.09m x 2.97m | 10' 2" x 9' 9"

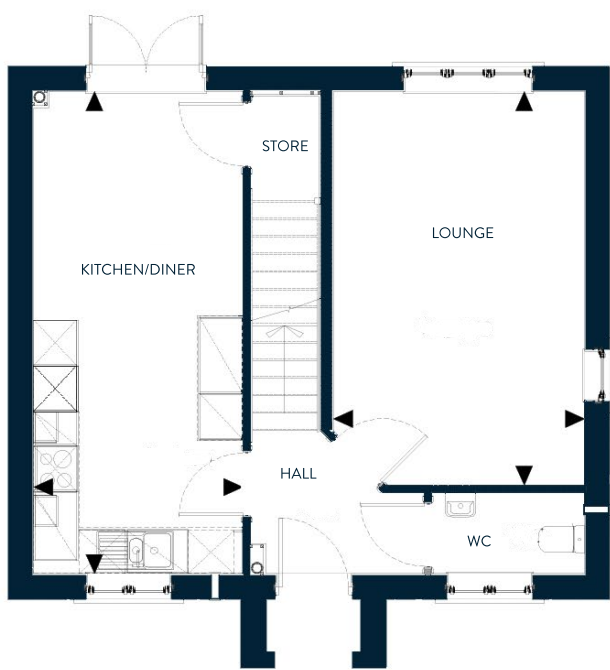
BEDROOM 3: 3.09m x 1.90m | 10' 2" x 6' 3"

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THE LAKEHEAD

3 BEDROOM HOME | 981 SQ FT



GROUND FLOOR

LOUNGE: 3.29m x 5.16m | 10' 10" x 16' 11"
KITCHEN/DINER: 2.74m x 6.32m | 9' 0" x 20' 9"



FIRST FLOOR

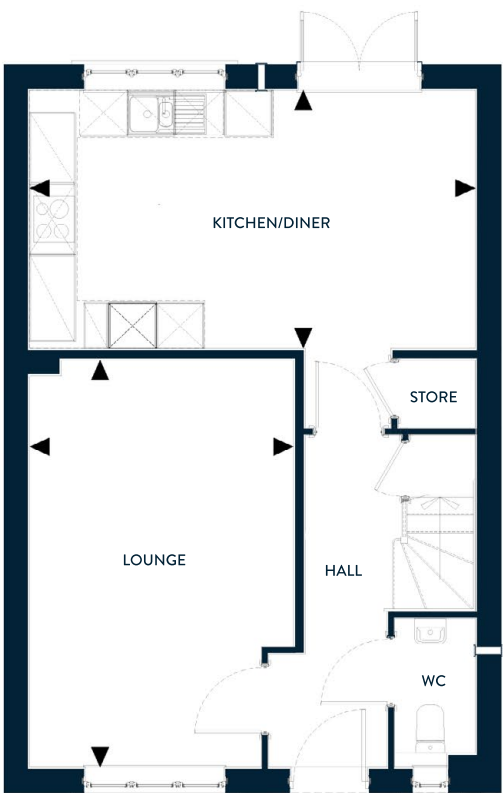
BEDROOM 1: 3.37m x 3.39m | 11' 1" x 10' 9"
BEDROOM 2: 2.74m x 3.96m | 9' 0" x 13' 0"
BEDROOM 3: 2.26m x 2.93m | 7' 5" x 9' 8"

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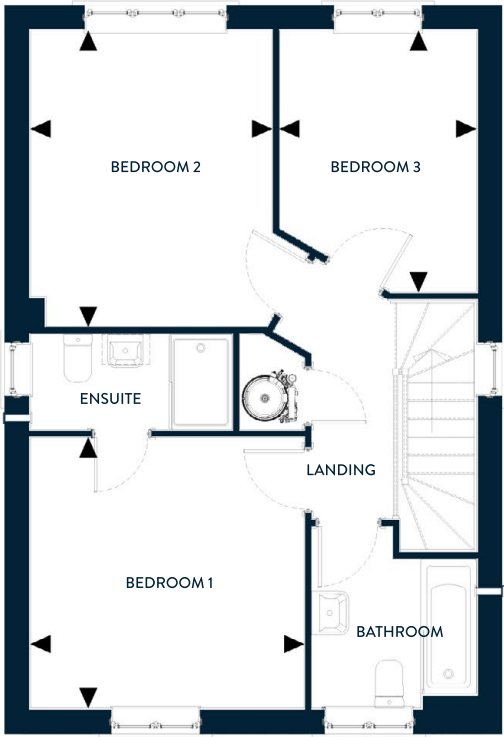
THE LONGAFORD

3 BEDROOM HOME | 1040 SQ FT



GROUND FLOOR

LOUNGE: 3.34m x 5.15m | 10’ 11” x 16’ 11”
KITCHEN/DINER: 5.64m x 3.26m | 18’ 6” x 10’ 9”



FIRST FLOOR

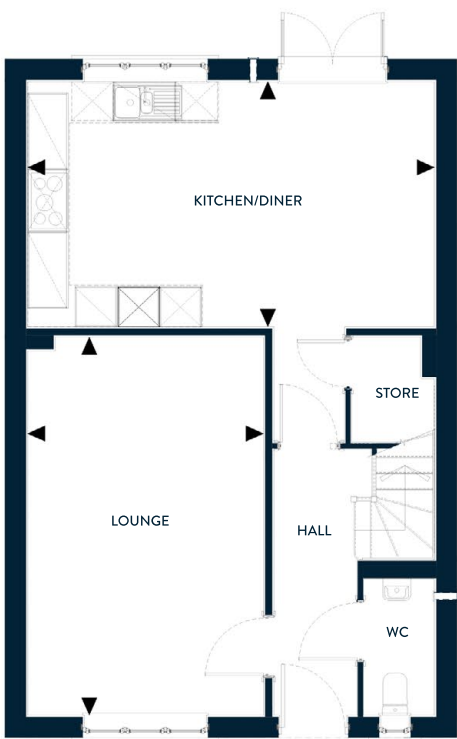
BEDROOM 1: 3.42m x 3.46m | 11’ 3” x 11’ 4”
BEDROOM 2: 3.06m x 3.74m | 10’ 0” x 12’ 3”
BEDROOM 3: 2.49m x 3.31m | 8’ 2” x 10’ 10”

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THE LITTA FORD

4 BEDROOM HOME | 1152 SQ FT



GROUND FLOOR

LOUNGE: 3.40m x 5.45m | 11' 2" x 17' 10"

KITCHEN/DINER: 3.53m x 5.87m | 11' 7" x 19' 3"



FIRST FLOOR

BEDROOM 1: 3.10m x 3.79m | 10' 2" x 12' 5"

BEDROOM 2: 2.90m x 3.94m | 9' 6" x 12' 11"

BEDROOM 3: 2.88m x 2.06m | 9' 5" x 6' 9"

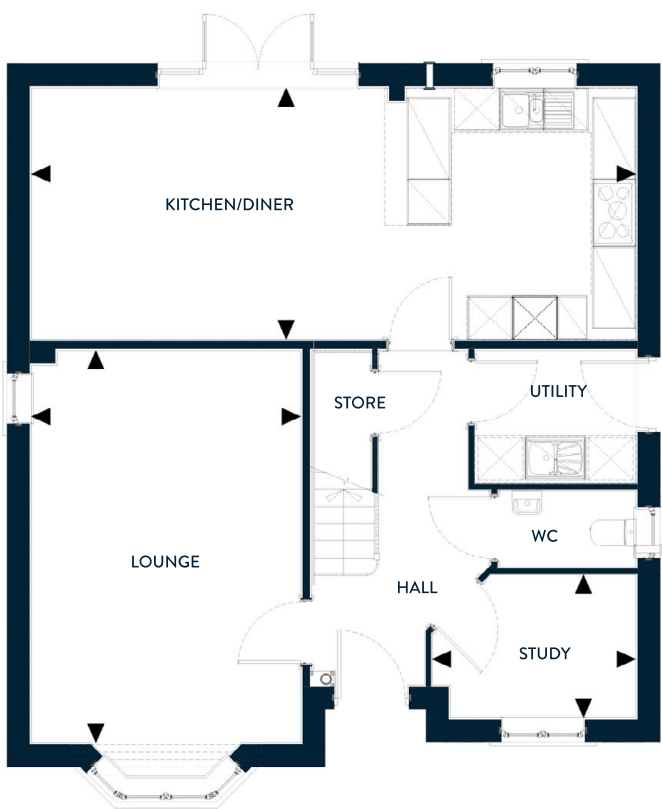
BEDROOM 4: 2.68m x 2.20m | 8' 9" x 7' 3"

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THE HOCKINSTON

4 BEDROOM HOME | 1501 SQ FT



GROUND FLOOR

LOUNGE: 3.62m x 5.27m | 11' 10" x 17' 3"

KITCHEN/DINER: 8.12m x 3.38m | 26' 8" x 11' 1"

STUDY: 2.74m x 1.92m | 9' 0" x 6' 4"



FIRST FLOOR

BEDROOM 1: 3.98m x 3.62m | 13' 1" x 11' 10"

BEDROOM 2: 4.29m x 3.30m | 14' 1" x 10' 10"

BEDROOM 3: 3.40m x 3.42m | 11' 2" x 11' 3"

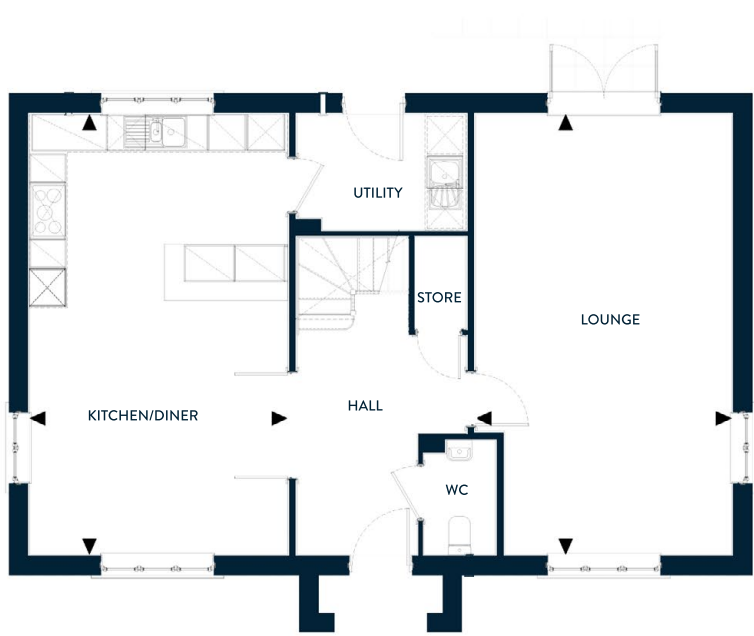
BEDROOM 4: 4.07m x 2.58m | 13' 4" x 8' 6"

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THE GIDLEIGH

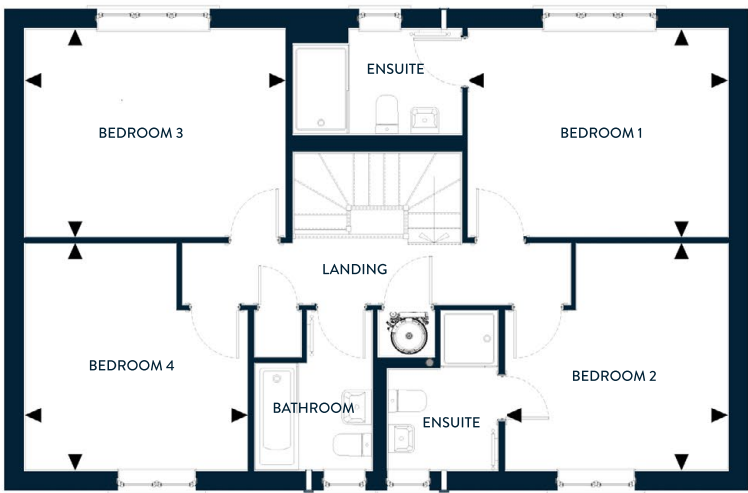
4 BEDROOM HOME | 1678 SQ FT



GROUND FLOOR

LOUNGE: 4.07m x 6.99m | 13' 4" x 22' 11"

KITCHEN/DINER: 4.10m x 6.99m | 13' 5" x 22' 11"



FIRST FLOOR

BEDROOM 1: 3.29m x 4.13m | 10' 10" x 13' 6"

BEDROOM 2: 3.53m x 3.60m | 11' 7" x 11' 10"

BEDROOM 3: 3.29m x 4.13m | 10' 10" x 13' 7"

BEDROOM 4: 3.53m x 3.60m | 11' 7" x 11' 10"

CGI's are for illustrative purposes only, external materials and landscaping may vary. Please speak to your Sales Advisor for details on a specific plot.



COME *home* TO MORE

WHERE EXTRAS COME AS STANDARD

At Cavanna Homes, we believe your new home should feel special from the very start. That's why our standard specification includes thoughtful features that are often considered upgrades elsewhere.

From quality finishes to practical additions, our new, higher specification means you can come home to more, without the added cost. It's all part of our commitment to creating homes that are built for living, and ready for you to enjoy from day one.

Explore our standard specification at **Bickington Park**.



SPECIFICATION ITEM	3 BED	4 BED
KITCHEN		
Choice of kitchen units from the Cavanna Homes range*	●	●
Choice of 22mm laminate worktop with matching upstands*	●	●
Inset stainless steel 1.5 bowl sink with twin lever mixer tap	●	●
Boiler housing to match chosen kitchen units from the Cavanna Homes range**	●	●
Bosch stainless steel 60cm built in oven	●	●
Bosch 80cm induction hob		●
Bosch 60cm induction hob	●	
60cm stainless steel cooker hood	●	
90cm stainless steel cooker hood		●
Choice of glass or stainless steel splashback behind hob	●	●
Bosch built in 70/30 fridge-freezer	●	●
Bosch fully integrated 60cm dishwasher	●	●
Under unit wall LED circular brushed chrome lights	●	●
UTILITY ROOM		
Choice of 40mm laminate worktop with matching upstand*		●
Inset stainless steel single bowl sink with single lever mixer tap		●
BATHROOM, ENSUITE & CLOAKROOM		
Roca white sanitaryware fitted to cloakroom, bathroom & ensuite with chrome brassware	●	●
Roca Bilbao white bath fitted to bathroom with Mira single panel glass bath screen	●	●
Wall mounted thermostatic bath shower mixer and 3 function shower head in bathroom	●	●
Full height tiling around the bath and tiled splashback to sink in the bathroom	●	●
Mira low shower tray in white with glass shower door**	●	●
Thermostatic rain head shower with additional handset to ensuite in bedroom 1	●	●
Full height tiling to shower and tiled splashback to sink to ensuite in bedroom 1	●	●
Wall mounted 3 function shower head in ensuite to bedroom 2**		●
Mira low shower tray in white with glass shower door**		●
Full height tiling to shower and tiled splashback to sink ensuite in bedroom 2**		●
Tile splashback behind sink in the cloakroom	●	●
INTERNAL JOINERY & FINISHES		
Corsica style oak internal doors throughout & glazed Corsica oak door to kitchen/diner	●	●
Choice of polished chrome, satin nickel or black nickel ironmongery throughout	●	●
Ovolo skirting & architrave fitted throughout	●	●
White painted staircase with light oak handrail	●	●
All walls and ceilings painted in white emulsion	●	●
All internal timberwork painted in white gloss	●	●
Window Gaurds finished in chrome to all windows 1100mm from finished floor level	●	●
ELECTRICAL		
White sockets & switches throughout	●	●
TV points to Lounge & bedroom 1	●	●
Master telephone point with ONT Fibre fitted in cupboard and additional point in lounge	●	●
Shaver socket fitted to bathroom only	●	●
Pendant light fittings with LED bulbs	●	●
White downlights fitted to kitchen, bathroom & ensuite	●	●
LED strip light fitted to garage	●	●
Front external light	●	●
Smoke detectors and heat/carbon monoxide detector fitted	●	●
Mechanical extractor fans to utility, bathroom, ensuite, WC and Kitchen	●	●
In-roof solar PV panels	●	●
HEATING & PLUMBING		
Air Source Heat Pump with Heat Pump Cylinder	●	●
Programmable Thermostat	●	●
Underfloor heating to ground floor**	●	●
Stelrad compact radiators to non-underfloor heated floors only**	●	●
Chrome towel rail to bathroom & ensuite	●	●
EXTERNAL DOORS & WINDOWS		
GRP external front door with multi point locking system and chrome ironmongery	●	●
PVCu double glazed French Doors with polished chrome handles	●	●
Half glazed rear door**	●	●
PVCu double glazed windows with polished chrome handles	●	●
Steel panel up & over garage door**	●	●
EXTERNAL		
Heritage Brass Bell Push in matt bronze finish	●	●
Oval house number plate finished in black	●	●
EV Ohme Vehicle Charger	●	●
External Tap	●	●
45cm x 45cm natural grey finish slabs to patio area and pathways	●	●
Seeded turf to front and rear gardens	●	●
Planting scheme inline with landscape drawings	●	●
1.8m high close boarded timber fencing	●	●
WARRANTIES		
2 year customer aftercare service provided by Cavanna Homes	●	●
10 year warranty provided by NHBC	●	●

* Subject to stage of construction - ask for details. ** Ask Sales Advisor for plot specific details. Specification correct at time of print but can vary. Please check plot specific details with the Sales Advisor.



GET IN TOUCH

Get in touch with our helpful Sales Advisor and discover more ways to Come Home to Cavanna at Bickington Park today!

Email: bickingtonpark@cavannahomes.co.uk

Website: www.cavannahomes.co.uk

Open: Tuesday - Saturday, 10am - 5pm

Please note floor plans are not to scale, all images, CGI's and landscaping are for representative purposes only and the external/internal finishes of your new home may vary from that shown.

The site plan is for illustrative purposes only and whilst it is our intention to build in line with this plan, it can be subject to change throughout construction, please speak to a Sales Advisor for more information.



