

Chilla Junction

Halwill Junction



DEVON
SHIRE
HOMES



Chilla Junction

Halwill Junction

Beautiful new homes
in a rural Devon village
close to Okehampton
and Dartmoor.

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Chilla Junction

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THE DEVELOPMENT	2 — 7
THE LOCATION	8 — 11
FINDING US	12
ABOUT US	14
SPECIFICATION	15
SITE PLAN	16 — 17

Devonshire Homes endeavours to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished houses. However, during the process of construction, alterations may become necessary and various changes and improvements can occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers should satisfy themselves of the actual dimensions of the property they are purchasing. Elevations, materials, style and position of windows and porches can all differ in the same house type from plot to plot. Purchasers should ensure that they are aware of the detail and finish provided in a specific plot before committing to a purchase.

Design & direction — Believe in®
Landscape photography — Adam Burton
Show home photography — Ryan Watts (Panoptic Motion)



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THE DEVELOPMENT

Chilla Junction is a small collection of 32 houses and bungalows, ranging from two to five bedrooms. Located in the village of Halwill Junction, the development is surrounded by the quintessential rural Devon landscape of fields, hedgerows and lanes, with views towards Dartmoor National Park.

Chilla Junction comprises a range of house styles, with carefully designed exteriors that complement their environment and blend in with the village. Each offers practical and modern interior living spaces, resulting in stylish homes that remain sympathetic to the local landscape.

Built on a gentle south-facing slope, homes at Chilla Junction offer beautiful countryside views — but are only a short walk from local amenities in the village. The development benefits from easy access to nearby towns, as well as to the A30 and A386 for travel further afield.





LEFT

CGI of Saunton house type

ABOVE

CGI of Wembury house type

Halwill Junction, as its name suggests, has a railway heritage. Once home to a station serving Halwill and Beaworthy, three lines diverged here; one to Bude, another to Torrington, and a third to Launceston and Padstow — which provided an important route through to London Waterloo.





ABOVE & RIGHT
Arlington show home interior



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THE LOCATION

Halwill Junction is situated in ‘Ruby Country’, the heart of rural Devon which takes its name from the Red Ruby cattle often bred here. It’s an area of unspoilt countryside, rich in agricultural history and tradition.

This vibrant village offers local amenities including a newsagent, Post Office, pub and playing fields, plus a pre-school and primary school. More extensive facilities, including secondary schools and supermarkets, can be found in nearby towns Holsworthy and Okehampton, as well as Bude and Launceston just across the county border in Cornwall.

For local walking and cycling, Halwill Junction Nature Reserve provides an accessible surfaced path that follows the course of the old railway. It also links to nearby Cookworthy Forest, where numerous trails can be explored on foot, bike or horse, amongst towering conifer trees.

RIGHT

One of many tracks through Cookworthy Forest





LEFT & ABOVE

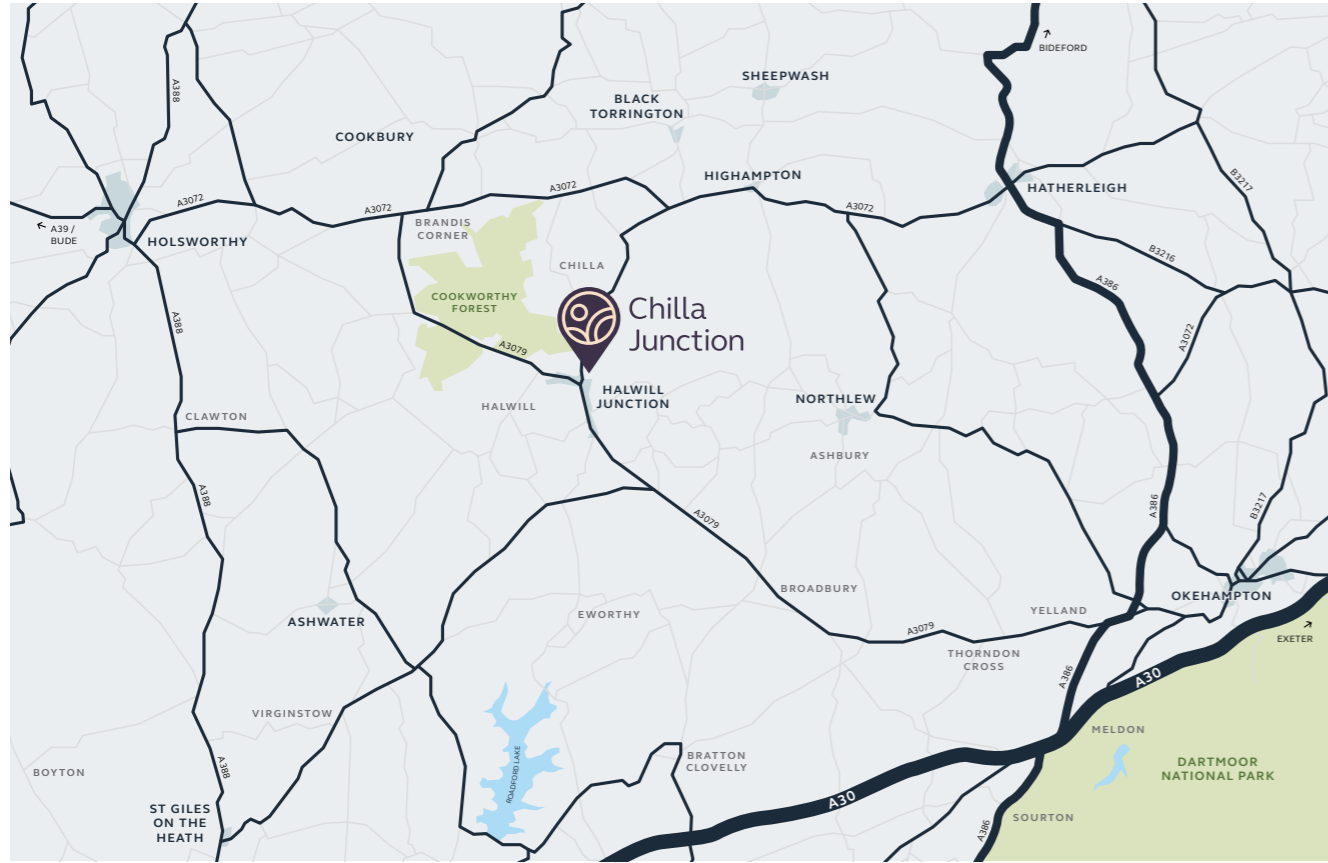
Grassland at Halwill Junction Nature Reserve
Quiet country lane typical of the area

Nearby Dartmoor National Park is a dramatic landscape of granite tors, wooded valleys and rugged open expanses, perfect for adventurous days spent hiking, cycling, kayaking or riding.

For water lovers, Roadford Lake offers fantastic scenery and wildlife as well as watersports, fishing and an activity centre. Heading to the coast, Bude is just over 17 miles away with great beaches, surfing spots and a sea pool, on a stunning stretch of the South West Coast Path .

Easy access from Halwill Junction to major roads provides great connections — it's 9 miles to the A386, which stretches from Plymouth to the North Devon coast, and 11 miles to the A30 for Okehampton, Exeter, Launceston and destinations further afield.





RIGHT
CGI of Arlington house type



FINDING US

OFF CHILLA ROAD
HALWILL JUNCTION

SAT NAV: EX21 5XS
(NEAREST POSTCODE)

TEL: 01409 330351

devonshirehomes.co.uk

DIRECTIONS

From the A30, leave at Sourton Cross to join the A386 towards Bideford. At the roundabout, take the first exit onto the A3079 for Halwill. Follow for 9 miles to Halwill Junction, and at the roundabout take the third exit onto Station Road. Just after Beeching Close on your left, you'll be on Chilla Road — the entrance to Chilla Junction will be on your right.

12

LOCATION

DISTANCE (MILES)

Hatherleigh	8.2
Holsworthy	8.4
Okehampton	11.2
Launceston	13.5
Bude	17.3
Exeter	38
Plymouth	38

13



ABOUT US

We are an independent, award-winning house builder. Over 30 years of building with pride here in the West Country.

We create neighbourhoods that enhance and strengthen our local communities. Every development is sensitively designed to reflect the local character, combining contemporary design and traditional building techniques.

We are committed not only to building distinctive and desirable homes, but also to ensuring a first class level of customer service. By following the New Homes Quality Code, we make sure our customers are well-informed and fairly treated throughout the process of searching for and securing their new home.

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SPECIFICATION

Kitchen

- Fitted kitchen with comprehensive choice of ranges[†]
- Choice of post formed 40mm worktops with matching 150mm upstands[†]
- Stainless steel inset one & half bowl sink with mixer taps*
- Stainless steel inset single bowl sink with mixer taps*
- Tiled splashback to cooker hood[†]
- Selection of Karndean to floor*[†]
- Selection of vinyl to floor*[†]
- Single electric oven, ceramic hob and hood*
- Double electric oven, ceramic hob and hood*
- Fully integrated 70/30 fridge freezer*
- Plumbing and electrics for washing machine/washer dryer*

Utility

- Choice of post formed 40mm worktops with matching 150mm upstands[†]
- Space for washing machine*
- Space for tumble dryer*

Cloakroom

- White Duravit sanitaryware with chrome fittings
- Choice of feature wall tile over basin[†]

Family Bathroom

- White Duravit sanitaryware with chrome fittings
- Choice of half height wall tiling over basin[†]
- Thermostatic bath/shower mixer valve over bath with screen
- Choice of full height tiling around bath[†]
- Shaver socket

En-suite

- White Duravit sanitaryware with chrome fittings
- Shower cubicle with Vado Velo 2 way shower, low profile tray
- Full height tiles within shower cubicle[†]
- Choice of half height wall tiling over basin[†]
- Shaver socket

Electrical

- Media point to living room
- Internet outlet point to master bedroom
- Socket with USB charging point
- Mains operated smoke detectors with battery back up
- LED downlighters to kitchen, bathroom and en-suite areas*
- Pendant light to cloakroom and bathroom*
- Electric door bell push & chime
- External lighting to front door

Decoration

- Internal walls emulsioned white
- All ceilings smooth finish – emulsioned white
- Internal woodwork coated with long life acrylic white gloss
- Stairs: 32mm square balustrades painted white with oak handrail

Heating

- Vaillant Air Source Heat Pump
- NuHeat underfloor heating to ground floor with thermostatic controls
- Smart control unit

Wardrobes

- Fitted wardrobe to master bedroom to include hanging rail and blanket shelf*

Doors

- Internal: white or oak effect doors with chrome fittings*
- Front: Insulated fibre glass door, 3 point locking, chrome ironmongery
- Rear: Insulated fibre glass part glazed effect with 3 point locking, chrome finish*
- Patio: Pair of UPVc double glazed French doors with Pilkington K glass*
- Patio: Bifolding French doors with Pilkington K glass*

Windows

- UPVc double glazed windows with Pilkington K glass

Fascia

- UPVc Square fascia & barge

Skirting

- Pencil round contemporary skirting & architrave

External

- Turf to front where applicable*
- Turf to rear where applicable*
- 1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)*
- Textured slabs to patio, entrance & paths
- External tap*

* Specification will vary between house types. Please ask your Sales Executive for details.

[†] Choices are subject to build stage.

CHILLA ROAD

STATION HIGH ROAD

A3079 →



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SITE PLAN

HOUSE TYPES

	SHEPPEY 2 3 4 5 25 26	2 FH
	HARTLAND 6 7	3 FH
	WEMBURY 18 19 27	3 FH
	SAUNTON 11 12 15 16 17	4 FH
	TORRIDGE 28	4 FH
	ARLINGTON 1 8 9 10 13	5 FH
	SILVERTON 14	5 FH
	SHARED OWNERSHIP 20 29 30	
	HOUSING ASSOCIATION 21 22 23 24 31 32	
	STREET LIGHTING	



SHOW HOME AND MARKETING SUITE
Our Show Home is the Arlington at Plot 1.
The Marketing Suite is adjacent to this plot.

PLEASE NOTE
This is a diagrammatic representation of the planned layout. Purchasers should satisfy themselves of the exact detail by consulting the Sales Executive on site.



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