



# Rolle Gardens

- EXMOUTH -



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## Welcome to Rolle Gardens



Located in the vibrant seaside town of Exmouth, minutes from the seafront, this exciting new collection of homes is perfect for modern living.

Thirty-three new 1 to 4 bedroom homes located less than a mile from Exmouth Beach and the town centre, with a diverse array of local amenities right on your doorstep.

Each home at Rolle Gardens has been designed for the future, with a strong focus on modern and low-maintenance living. The development also features the conversion of the beautiful Grade-II listed Eldin House.

Ideally positioned amidst coastal beauty and the peaceful rolling fields of East Devon, these high-specification properties offer low-maintenance modern living.

# Our Vision



**The fantastic location and unique development characteristics create charming and contemporary new homes that carefully blend with the surrounding green space.**





The architects at Stantec took on board this challenge with great passion and commitment to provide a delightful new living quarter within Exmouth. The magnificent and mature pine, along with the oak trees and the existing stone and brick wall enveloping the site, all combine to create a character which is closer to living in an old walled garden than a suburb.

The new homes are carefully weaved into and around the tree root systems, while the position of the gardens allow the residents to make the most of the sunpath. This location is further enhanced by grouping the development around the Grade II listed Eldin House, which continues the thread of history into this new development, with its Gothic Revival detailing complemented by the modern architecture.

Acorn's in-house design team have worked closely with Stantec to create contemporary homes with generous windows and doors which flood interiors with natural light and frame views of the lush surrounding greenery. The large format sliding doors create a flow of space from inside to out embracing the opportunity for garden living.

The design and construction is in line with our Acorn Green principles of providing high levels of insulation and low energy fittings reducing both carbon emissions and energy usage. The surrounding garden setting is enhanced with new planting providing a sanctuary to live which is immersed in nature and wildlife.



Julian Hampson

Group Design Director & Acorn Green Ambassador

Acorn Property Group





# Life in and around Exmouth



Exmouth sea front



The Beach



Mickey's beach bar and restaurant



Exmouth





Exmouth Harbour



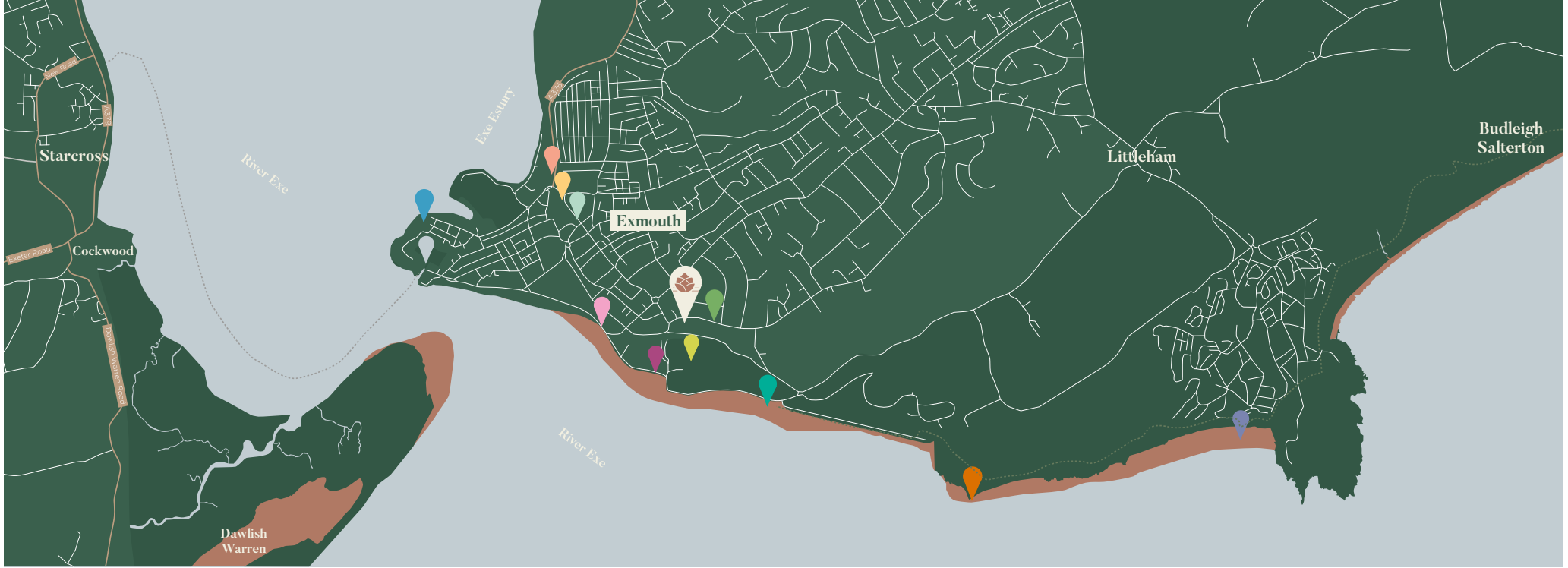
## A Natural Devon Beauty



Renowned for its natural beauty, scenic views and known as the western gateway to the Jurassic Coast, Exmouth is the starting point for a wide range of walking and cycling routes across this UNESCO World Heritage Site with its rich history of fossil finds and beautifully rugged coastline.

You won't struggle for local shopping opportunities either. Exmouth is host to a wide range of independent shops, an indoor market, and a recently redesigned and pedestrianised town centre around The Strand. Here you will find everything from traditional fishmongers to small art galleries alongside high-street names.

One of the top English holiday destinations for more than two hundred years, the mix of Georgian, Victorian, and Edwardian architecture, greenery, and seafront of modern Exmouth provides an idyllic setting. Enjoy a more relaxed pace of life, while at the same time, giving you the option of plenty of exciting things to do and places to explore.



# Key Connections

## By Rail

Rolle Gardens is under 10 minutes away from Exmouth train station. Exmouth boasts a mainline rail link to Exeter, with trains running twice every hour and taking only 30 minutes. From there, London can be just over two hours away and there are dozens of services running every day.

## By Road

Exeter is only 11 miles away from Rolle Gardens. From there, you can join the M5 for easy access to the rest of the UK. The trip to Taunton is only 37 miles, while Weston-super-Mare is 68 miles and Bristol is 84 miles away. The town centre is only a 3 minute drive away.

## On Foot

Exmouth beach is less than 10 minutes away and you can get to town and the Exmouth rail station in a little over 10 minutes.

## Map Key

-  Exmouth Beach
-  Exe Sailing Club
-  Exmouth Marina
-  Orcombe Point
-  Sandy Bay Beach
-  Water Sports Centre
-  Exmouth Town
-  Exmouth Cricket Club
-  Exmouth Pavilion
-  Supermarket
-  Exmouth Train Station
-  Nearest Bus Stop

----- South West Coast Path

----- Exmouth Ferry



# Places to Visit



**Situated where the River Exe meets the sea, picturesque Exmouth is the starting point to the famous World Heritage Jurassic Coast and a haven for water sports fans.**



Explore the huge variety of local places to shop and eat, including Les Saveurs and the award-winning floating River Exe Cafe. Or discover more of the waterfront, with the attractive marina and intriguing Pirate Cove beyond the glorious sands of the beach. Exmouth Pavilion puts on everything from live shows to exercise classes daily.

If you're a sports enthusiast, the local area is packed with options from kayaking, windsurfing, and kite surfing. Exmouth benefits from its own Watersports Centre as well as the Exe Sailing Club and Exmouth Cricket Club.

The open air activities don't stop there though! You can enjoy some relaxing bird watching in the picturesque Devon countryside, or take the cycle/foot route that follows both sides of the River Exe Estuary, linking the seaside resort of Dawlish to Exmouth.

You might also follow the coast path around Orcombe Point, taking in the incredible cliffs on your way to nearby Sandy Bay Beach, a Blue Flag winner. The pedestrian ferry across the stunning estuary to Starcross runs six months of the year, opening up even more of the stunning Devon countryside to enjoy and explore.

# Wider Area

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## A Perfect Lifestyle Choice



The local area has excellent amenities and schools.

Rolle Gardens is located next door to the Deaf Academy, a school and Further Education college for deaf young people aged 9-25 that is attended by students from all over the UK.

The Withycombe Raleigh CofE School is rated “Outstanding” by Ofsted, while Bassets Farm School and Exmouth Community College secondary school are both rated “Good”. Exeter University is also conveniently close by.

For those interested in getting away from the hustle and bustle of city living, Exmouth gives you the ideal balance of a peaceful lifestyle in a wondrous location, all the conveniences of modern life, and easy travel to most major cities in the South.

Whether you’re making a move to enjoy a calmer pace of life while working remotely or looking for a beautiful place to retire or raise a young family, Exmouth and Rolle Gardens could be just what you’re looking for.







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## DEVELOPMENT PLAN



1, 2 & 3 BEDROOM APARTMENTS  
PLOTS 11 - 29



2 & 3 BEDROOM APARTMENTS  
PLOTS 30 - 33



3 BEDROOM HOUSE  
PLOTS 1, 2, 3, 4, 5, 9 & 10



4 BEDROOM HOUSE  
PLOTS 6, 7, & 8



These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Computer generated image for illustrative purposes only. 08/23





Acorn Green represents our commitment to the implementation of the best possible design and technologies to further drive down the carbon footprint of our homes, moving towards long-term sustainable housing in communities.

We believe a focus on sustainability and wellbeing should be at the absolute forefront of everything we do.



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**Superior insulation**  
up to 58% better than  
current build regulations<sup>^</sup>,  
ensuring maximum heat  
retention and lower  
energy bills,  
effectively increasing  
efficiency.

**High performance triple  
glazed windows**  
minimise the transfer  
of heat and maximise  
solar gain.

**Energy saving  
systems.**  
Our houses are  
designed to  
tread lighter on  
the planet,  
with minimal use  
of energy  
and water.

**Energy-efficiency  
rating EPC B**  
New build  
homeowners could  
save an average  
of 55% on annual  
running costs  
compared to an  
older property.\*

## Sustainability at Rolle Gardens

**Fibre Optic  
Broadband**  
reduces your  
carbon footprint  
and enables  
homeworking.

**EV (electric vehicle)  
charging prewired\*\***  
to encourage the use  
of electric vehicles.

**Underfloor heating to  
ground floor\*\***  
distributes heat evenly  
around the room,  
preventing hot and cold  
spots, effectively  
increasing efficiency.

**LED Low energy lighting**  
keeps running costs  
low and emissions to  
a minimum.

\*HBF Watt a Save Report. July '23.  
\*\*To selected properties  
^Based on U-values

# Specification

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## Kitchen

- Contemporary fitted shaker style kitchen with Caesarstone worktop and upstands  
*Choice of colour concepts dependant on build stage*
- Caesarstone splash-back behind hob
- Under wall unit LED lighting
- Undermounted satin stainless steel sink and mixer tap
- Range of integrated appliances to include:
  - 60/40 fridge/freezer
  - Built-in multifunction single oven
  - Built-in microwave
  - Induction hob
  - Extractor fan
  - Dishwasher

## Utility (where applicable) –

- Space and plumbing for washing machine/dryer
- Fitted units with stainless steel sink

## Bathroom / en-suite / cloakroom

- Contemporary white sanitary ware
- Back-to-wall WC with soft close toilet seat, concealed cistern and dual flush plate
- Wall-mounted wash basin
- Polished chrome brassware by Vado to include:
  - Wall-mounted taps
  - Hand shower set over bath
  - Wall mounted slim-line shower head and hand shower to en-suite
- Low profile shower tray to en-suite
- Clear glazed bath screen
- Sliding clear glazed door to en-suite shower
- Porcelain floor tiling
- Full height porcelain tiling to bath and shower
- Mirror above sink

## Electrical fittings and communications

- Mixture of low energy recessed LED downlights and pendants
- TV aerial and data points to living room and bedrooms
- Openreach Fibre (fibre-optic broadband) to the Premise (FTTP)
- USB double sockets to selected areas
- CAT6 network to each room
- Brushed stainless steel sockets and switches above worktop to kitchen
- White sockets and switches
- External light to front entry and patio/balcony
- Brushed stainless steel door bell
- White shaver sockets in bathroom and en-suite

## Heating, ventilation and hot water

- Highly efficient gas combi-boiler
- Wall-mounted panel radiators
- Chrome heated towel rail to bathroom and en-suite
- Smart gas and electricity meter

### To selected properties\*:

- Underfloor heating to ground floor
- Wall-mounted panel radiators to first floor

## Interior finishes

- Walls and ceiling painted in off-white matt emulsion
- Painted white satin one step profile architrave and skirting
- Solid white satin painted shaker style internal doors
- Contemporary satin stainless ironmongery

## Exterior windows and doors

- Oversized front door with side light, spyhole and external letter boxes (to houses)
- Oversized front door with spyhole (to apartments)
- High performance triple glazed windows
- Roof lights where indicated on floor plans

## External finishes

- Communal bin stores to apartments

### To houses only:

- Bin store to garden/garage
- External double socket to rear garden
- Cold water outside tap
- Turfed rear garden with paved area



## Car parking

- Allocated off-street parking/garages
- Lighting and power to garage
- Motorised garage door
- Communal electric car charging facility

## Security

- Smoke detectors and Carbon Monoxide alarms
- Multi-point locking system to front door
- Video door entry system to communal doors (to apartments)
- Individual mail boxes located next to communal entrance doors (to apartments)

## Peace of mind

- 10 year ICW warranty
- Appointed local management company to maintain all communal areas, instruct maintenance contracts on communal facilities and manage lighting and landscaping



\*To selected properties - See Sales Advisor for details.

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# Our Philosophy



Acorn Property Group's passion is to create positive change to meet the needs of our communities through innovative regeneration and exciting new architecture. Designing buildings and spaces where people want to live, work and spend time.

Whether an urban apartment, rural retreat, coastal or riverside residence, new build or conversion within an existing building, our homes are intended to be a sanctuary, designed for life and without compromise. Each Acorn development is unique and created to reflect local needs. They are inspired by, and sensitive, to their surroundings.

With offices in London, Bristol, Cardiff, Exeter and Cornwall our local expertise brings a unique approach to place-making coupled with a design-led philosophy.



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