

# Green Park



A beautiful collection of seventeen low-carbon homes

Chillington | South Hams

# Welcome to Green Park

An exclusive collection of bespoke low-carbon homes nestled within the serene landscapes of Chillington, South Hams. Here, amidst the gentle hum of nature, discover seventeen meticulously crafted homes, each a testament to high-quality and energy-efficient design. With an array of 3 & 4 bedroom houses on offer, Green Park promises a lifestyle defined by tranquillity and sustainability.

Positioned at the edge of the South Devon Area of Outstanding Natural Beauty, Green Park provides the best of both worlds – the calm of the countryside and the beauty of the coast. With direct access to the South West Coast Path, you can explore scenic walks leading to peaceful spots like Beesands Beach, a hidden gem along the coastline. Located within the charming village of Chillington, you will find yourself at the heart of a community that is enhanced with essential amenities and green spaces that simply must be explored.





Street view computer generated image of The Primrose and The Pearl

# A Relaxing Countryside Retreat

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# For the Best of Both Worlds

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In Chillington, peace and connection go hand in hand. Green Park offers a lifestyle where the calm of rural living meets the vibrancy of community life, striking the perfect balance.

Explore the heart of the village where you'll find the essentials at the family-run Chillington Village Shop & Post Office, a warm welcome at The Bear & Blacksmith pub along with the community-driven Village Hall. Whilst families can enjoy the nearby playing fields and children's play area, for endless outdoor adventures.

With eight beaches within five miles, including Torcross and the Slapton Ley National Nature Reserve just a short 10-minute drive away, you're truly spoiled for choice.

For a change of pace, Kingsbridge offers a bustling array of shops, galleries, and eateries, and for those seeking water sports, the adored Salcombe is less than half-an-hour away. Exeter is also reachable in just over an hour, giving you easy access to London, Bristol, and beyond.



Kingsbridge Estuary



Kingsbridge



Salcombe and East Portlemouth

# Connected to Coastal Charms

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Discover the allure of nearby towns, each a picturesque gem just a short journey from Green Park. Share in the beauty of Salcombe, a coastal haven renowned for its scenic vistas and bustling harbour. Dive into the West Country premier sailing waters or indulge in kayaking, windsurfing, and paddle boarding. Savour delectable cuisine and explore independent boutiques along the High Street.

In Dartmouth, you'll find galleries, museums, and the impressive Dartmouth Castle, steeped in history. Play a round at the 18-hole championship golf course at The Dartmouth Hotel, Golf and Spa, or join in the vibrant festivals celebrating arts and crafts. Take in the scenic beauty of the South West Coast Path at Torcross, just a 7-minute drive away. With its calming beach and striking coastal views, it's the perfect spot for a seaside escape. You can also experience the lively pulse of Totnes, a trendy market town located less than 14 miles from Green Park, known for its independent boutiques, organic markets, and ethically sourced products.



Salcombe



Totnes

# Discover Rural Beauty

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At Green Park, nature is your daily companion. Surround yourself with incredible vistas and embrace the countryside on your doorstep. Not only are the views across the development stunning, but the local scenery is begging to be explored. You're never far from charming new places to discover with numerous walks to enjoy, including a hike which takes in Chillington, Torcross, and Stokenham.

This is rural living at its finest and every moment is a testament to the beauty of life. Explore Dartmoor National Park, less than 14 miles away, where rugged landscapes and breathtaking scenery await. Indulge in leisurely walks or challenging hikes, immersing yourself in the timeless beauty of the moors.

In every direction, the countryside beckons, offering endless opportunities for discovery. From tranquil strolls through rolling fields to exhilarating adventures in the heart of nature, Green Park is your gateway to the boundless wonders of the countryside.



Photograph taken from Green Park's grounds, overlooking the coast



# On Your Doorstep & Beyond

## Local area

The Bear & Blacksmith pub	0.3 miles
Stokeley Farm Shop	2 miles
Petrol station	2 miles
Torcross	2.5 miles
Slapton Ley Nature Reserve	4 miles
Kingsbridge	4.5 miles
Supermarket	4.7 miles

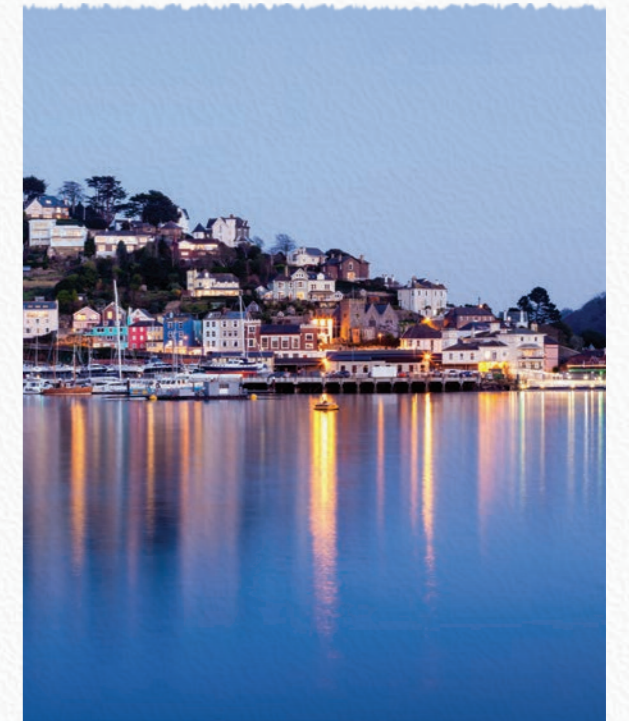
## Local Beaches

Torcross Beach	2.6 miles
Beesands Beach	3.0 miles
Slapton Sands	3.9 miles
Hallsands Beach	4.4 miles
Strete Gate Beach	4.8 miles
Lannacombe Beach	4.8 miles

## Further afield

Salcombe	10 miles
Dartmouth	11.2 miles
A38	13.4 miles
Dartmoor National Park	13.5 miles
Totnes	13.6 miles
Plymouth	25 miles
Exeter Airport	43 miles
Taunton	70 miles

Source: Google Maps, January 2025.



Dartmouth



# Crafting Beautiful Homes

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Light and space are foundational to every Acorn development, making it imperative to instil each house design with this ethos from the outset.

At Green Park, these principles, coupled with breathtaking views of the South Devon Area of Outstanding Natural Beauty, set the stage for a truly delightful project. Nestled on the southern slopes of a serene South Hams valley, the site offers an ideal canvas for homes to benefit from both the sun and panoramic vistas.

The site's ambiance, with ancient oak and elm hedgerows, surrounded by tranquil country lanes, and graced with Devon banks and weathered stone walls, exudes a rich tapestry of nature and heritage.

The architectural style of the homes seamlessly blends contemporary flair with vernacular form, employing a refined and subtle palette of materials. Many dwellings are purposefully arranged across split levels, maximising views and harmoniously merging indoor living spaces with the gardens. A verdant landscape design weaves a thread throughout the development.

Each residence is anticipated to achieve an EPC rating of A, boasting exceptional energy-efficiency standards. The new homes feature superior insulation, solar panels, and air source heat pumps. This translates to reduced energy bills and carbon emissions.

The team is immensely pleased to create homes that can offer you sustainable living, harmoniously blending modern design with the picturesque countryside.



**Julian Hampson**  
Group Design Director & Acorn Green Ambassador



Street view computer generated image of The Pearl



Street view computer generated image of The Primrose



# Building a Brighter Future



At Green Park, we've prioritised energy-efficiency in our design, focussing on innovative solutions that contribute to a more sustainable lifestyle. This commitment translated into creating high performing thermo-efficient new homes and into building a community dedicated to a brighter, greener future for you and your family.



## Biodiversity enhancing landscaping

Landscaping techniques used to enhance the diversity of wild flora. An ecology corridor will encourage and ensure existing bat roosting remains.



## EV charging capabilities

Homes have been pre-wired to aid the future installation of EV charging points.



## Sustainable Urban Drainage System (SuDs)

Rainwater is collected across permeable surfaces, naturally filtered and stored. It is then slowly released to alleviate risk of flooding.



## High performance window systems

Effectively minimising heat loss and maximising solar gain.



## Energy performance

Each home is anticipated to achieve an EPC rating of A. Meaning that you will benefit from much lower running costs and a significantly reduced carbon footprint\* compared to an older property.



## Underfloor heating to ground floor

Underfloor heating with smart thermostats to the ground floor offers a more even heating distribution and better retention.



## Air Source Heat Pump

Air source heat pumps will provide heating and hot water and are an efficient, renewable energy solution, meaning Green Park is gas-free.



## Solar PV Panels

Solar PV Panels are fitted to convert daylight into electricity for use in your home. Storage batteries can also be purchased as a Sales Extra so that energy generated can be stored for use later in the day.



## Low light levels

In order to protect the local bats and wildlife, lighting with reduced lux levels will be used throughout the development also making it easier to enjoy the night sky.

\*Based on SAP Assessment

# Design-led Living

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Inside, our homes offer versatile layouts perfect for life as it evolves, allowing you to customise the space to perfectly fit your needs and taste.

The design concentrates on maximising natural light, with full height glazing and high ceilings which make the most of the scenic setting, whilst allowing plenty of natural light flow into the home.

Spacious kitchen and dining areas create a relaxing and social environment at the heart of the home, while separate living rooms provide additional spaces to unwind. Oversized glazed doors lead directly to outdoor areas for easy al fresco dining, further connecting the indoor and outdoor living spaces.

The front of each home offers convenient parking with a garage and additional off-street parking.



Internal computer generated image of The Pearl.



Internal computer generated image of The Primrose.



# Green Park

CHILLINGTON

## Site Plan

The Pearl - 3 BEDROOMS

4 5 6 7 8

The Combe - 3 BEDROOMS

15 17

The Fairview - 4 BEDROOMS

9 10 11 12

The Primrose - 4 BEDROOMS

1 2 3

The Coral - 4 BEDROOMS

16

The Meadow - 3 BEDROOMS

13 14

↓ Garden gradient    Ecology corridor

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. Garden gradient may vary, please speak to sales advisor for plot specific details. January 2025.



# Highly Specified

## KITCHEN

- Contemporary fitted kitchen with Caesarstone worktop (colour choice – dependant on build stage)
- Under-wall unit LED lighting
- Satin stainless-steel undermounted sink with drainer grooves and mixer tap
- Range of Bosch integrated appliances to include:
  - 70/30 fridge/freezer
  - Built-in single oven
  - Built-in combination microwave
  - Induction hob
  - Extractor fan
  - Dishwasher
- Caesarstone splash-back behind hob

## UTILITY (Where applicable)

- Fitted units and Caesarstone worktop
- Space and plumbing for washing machine and dryer
- Stainless steel undermounted sink with mixer tap

## BATHROOM / EN-SUITE / CLOAKROOM

- Contemporary white sanitary ware
- Back-to-wall toilet with soft-close seat, concealed cistern and dual flush plate
- Wall-mounted wash basin

- Polished chrome brassware to include:
  - Wall-mounted taps
  - Hand-shower set over bath
  - Wall-mounted slim-line shower head
  - Hand-shower to en-suite
- Low profile shower tray to en-suite
- Clear glazed bath/shower screen
- Porcelain floor tiling
- Full height porcelain tiling to bath and shower

## HEATING, VENTILATION & HOT WATER

- Underfloor heating to ground floor
- Wall-mounted radiators to first floor
- Smart heating controls
- Enhanced U-values and air tightness
- Heating and hot water provided by a Worcester Bosch air source heat pump
- Well insulated hot water cylinder which stores water after its been heated

## INTERIOR FINISHES

- Walls and ceilings painted to Interior Designer's specification
- Painted white satin square profile architrave and skirting
- White satin painted shaker style internal doors
- Contemporary satin stainless steel ironmongery

## ELECTRICAL FITTING AND COMMUNICATIONS

- 1kwp - 2kwp solar PV panels which offer a sustainable and cost effective solution to generating energy
- PV battery available as a Sales Extra to allow any excess electricity generated to be stored and used later in the day, enabling homeowners to take control of their energy supply
- Mixture of low energy recessed LED downlights, pendants and wall lights
- TV aerial and data points to living room and all bedrooms
- Openreach Fibre (fibre-optic broadband) to the Premise (FTTP)
- USB double sockets to selected areas

- CAT6 network to living room and bedrooms
- Brushed stainless steel sockets and switches above worktop to kitchen
- White sockets and switches elsewhere
- White shaver sockets in bathroom and en-suite
- Telephone points to living room, kitchen and Bedroom 1
- Brushed stainless steel door bell

## WINDOWS & DOORS

- Front door with side light, spyhole and letter plate
- High-performance triple glazed windows and doors
- Sliding patio doors

## EXTERIOR FINISHES

- Turf / seeded garden
- Paving slabs to rear garden
- PIR LED lighting to front and rear door
- External double socket to rear
- External light to rear garden
- Cold water outside tap

## MATERIALS

- Material palette of faced brick and render
- UPVC rainwater goods in Anthracite Grey

## PARKING

- Electric garage door
- Power and lighting to garages
- Electric vehicle charging infrastructure
- Allocated parking to all homes

## SECURITY & PEACE OF MIND

- Multi-point locking system to front door
- Smoke detectors and carbon monoxide alarm
- 10 year ICW structural warranty
- Appointed local management company to maintain all communal areas, instruct maintenance contracts on communal facilities and manage lighting and landscaping

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Internal computer generated images of The Pearl and The Primrose.



# Our Philosophy

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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.

Previous developments by Acorn Property Group



Cross Farm, Wedmore.



Rolle Gardens, Exmouth.



Write the **NEXT CHAPTER** of **YOUR STORY** with us



Acorn Exeter, Winslade Park,  
Clyst St Mary, Exeter EX5 1FY

For further information contact Acorn  
**01392 799 255**  
[www.acornpropertygroup.org](http://www.acornpropertygroup.org)



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COASTAL, TOWN & COUNTRY

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