

NORDEN MEADOWS

KINGSBRIDGE

A COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES





WONDERFUL TO EXPLORE...

Walking trails behind Norden Meadows.



WELCOME TO NORDEN MEADOWS

Nestled in the South Devon Area of Outstanding Natural Beauty is Kingsbridge, an historic market town which takes its name from an ancient bridge built to link the two royal estates of Alvington and Chillington. The town is lined with antiques shops, art galleries, cafés, pubs and restaurants. Known as a great walking town, Kingsbridge offers easy access to the South West Coast Path, providing an array of beautiful walks.

In the heart of the South Hams, Norden Meadows is surrounded by beautiful countryside, with the estuary just a short distance away. With plenty of amazing coastal walks on your doorstep, Norden Meadows is perfectly placed to allow you to embrace the countryside, enjoy the nearby water sports and reap the benefits of the bustling market town of Kingsbridge.

All within walking distance of your new home, you will find a post office, restaurants, cafés, schools and a local shop; additionally, the A379 is just minutes away, providing great links to Devon and beyond.

Norden Meadows is a collection of 2, 3, 4 and 5-bedroom homes including 2 bedroom apartments. Discover our quality contemporary exteriors and superior standards – you will enjoy space and comfort in abundance.

[Baker Estates – good things happen here.](#)

BEST OF BOTH COUNTRY AND COAST

At Norden Meadows, you can enjoy the best of countryside and coast, with walks aplenty. With breath-taking scenery surrounding our development, Kingsbridge offers all you need from a town, with local delicatessens, florists, independent grocers and boutiques.



1



LOCAL BEACHES

Norden Meadows is perfectly situated to enjoy coastal walks and glorious beaches. Be spoiled for choice, with three beaches located under half an hour away. Slapton Sands offers a range of water sports during the summer months, including surfing, windsurfing and canoeing. Ideal for both swimming and rock pooling, Salcombe North Sands beach boasts views of the Kingsbridge Estuary and is dog friendly all year round. East Portlemouth is a more secluded beach set in an Area of Outstanding Natural Beauty, perfect for taking in the scenery from the nearby National Trust coastal walks.

2



SALCOMBE

A popular resort town and only 15 minutes' drive from Kingsbridge, Salcombe is located close to the mouth of the Kingsbridge Estuary and known for its outstanding coastal views and rolling countryside surroundings. Because of its location, Salcombe is a water sports haven, from sailing to kayaking and paddle boarding – there's something for everyone. The picturesque town is lined with boutique shops, high-street brands and independent producers, as well as art galleries and gift shops – making it the perfect place to spend an afternoon.

3



KINGSBRIDGE ESTUARY

This is simply perfect for exploring. Whether you are planning an adventure on foot, by bike or by car, there is plenty to see and do in the area. If you are travelling by bike, the journey from Norden Meadows to The Millbrook Inn pub, in South Pool, is a route not to miss. The 40-minute bike ride is well worth the journey, as this pub has the reputation of being one of Devon's best gastro pubs, using the finest local ingredients from land and sea, including the family farm.

4



WALKING TRAILS

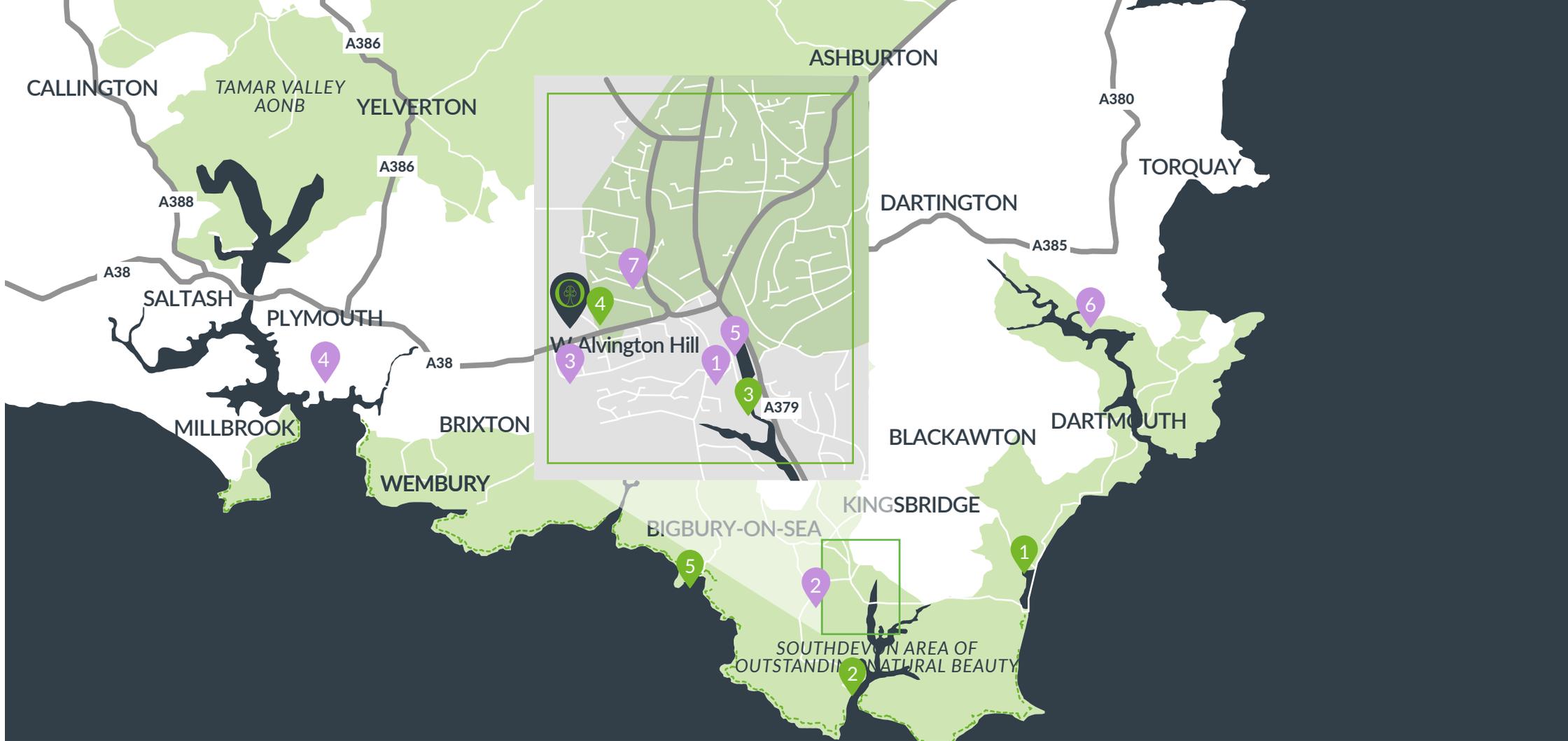
There is no better way to see Kingsbridge than experiencing it on foot. The South West Coast Path, maintained by the National Trust, is easily accessible from Kingsbridge, providing you with plenty of walks of varying degrees of difficulty, meaning that you can take in the views of the countryside and glorious sandy beaches, whether you're a seasoned hiker or on a family day out. Closer to home at Norden Meadows, you will find an outstanding walk right on your doorstep: just behind the development is an incredible open green space, perfect for those morning dog walks.

5



BURGH ISLAND

Burgh Island is an iconic South Devon landmark. The island is accessible at low tide by a strip of sand which is completely covered at high tide, leaving a ride on the unique sea tractor the only form of access. The island is famed for its links to author Agatha Christie and its renowned Art Deco-inspired hotel. A stroll around the island will allow you to explore the remains of the chapel, while discovering an abundance of wildlife. The Pilchard Inn is situated on the shoreline, for that bite to eat. One of England's oldest taverns, it has been serving the public since 1336.



AROUND & ABOUT

- | | | | | |
|------------------------------|-------------------------|---|------------------------------------|--|
| 1 Slapton Sands | 4 Walking Trails | 1 Kingsbridge market | 4 Plymouth University | 7 Nearest Supermarket (Morrisons) |
| 2 Salcombe | 5 Burgh Island | 2 West Alvington CofE Primary School | 5 Kingsbridge Quay | |
| 3 Kingsbridge Estuary | | 3 Kingsbridge Community College | 6 Sandridge Barton Vineyard | |

COMMUNICATIONS

Main roads: A380, A385, A386, A388, A38

9 miles to Bigbury-on-Sea, 14 miles to Dartmouth, 21 miles to Plymouth.

Airport: Exeter (42 miles).

Railway stations: Ivybridge Train Station (13 miles) connecting to Plymouth (33mins), Exeter (47mins), and Torquay (1hr 12mins).

Bus: Regular bus routes servicing the local area.

Ferry: Kingsbridge Salcombe Ferry one of may regular, year-round ferry services.

--- South West Coast Path

A WARM WELCOME TO...

KINGSBRIDGE – YOUR NEW COMMUNITY

A bustling market town with a wealth of eateries and plenty of things to do, from enjoying scenic country and coastal walks to eating out in award-winning restaurants, Kingsbridge is a great place to call home.

Located on the banks of the estuary, Kingsbridge is perfectly placed to explore the beauty of South Devon's coast and countryside.

Local supermarkets are just minutes away, with all of your essentials within walking distance, including organic food and ale brewed locally in Salcombe. Farmers' markets are held weekly, selling a beautiful selection of local produce and crafts.



COMMUNITY

The Kingsbridge community is a thriving hub with so much to offer. There is an active sports scene, with an array of clubs and societies to join, including the very popular Kingsbridge Rugby Football Club. For children, there are swimming lessons, tennis, football, dance, karate and even a new purpose-built gymnastics centre – the list is endless.

Kingsbridge is a creative town and home to The Kingsbridge Food & Music Festival, hosted in May, showcasing local bands and a range of local delicacies. Later in the year, the town hosts the Kingsbridge Show, a family fun-day – home to all things agricultural. Enjoy the classes in home craft, cattle, sheep and floral art, plus the various trade stands at the event.

EDUCATION

One of the many benefits to Norden Meadows is its proximity to local schools, with Ofsted-rated 'good' and 'outstanding' schools nearby. A short walk from your new home is West Alvington C of E Academy, catering to primary-age and preschool children. Ofsted-rated 'outstanding', Kingsbridge Community College caters to secondary education and is located just across the road from Norden Meadows. For those seeking further education, Plymouth University offers a fantastic range of courses, while South Devon College is known as one of the top further education and tertiary colleges in England – both of which are only 45 minutes away.





FOOD AND DRINK

Kingsbridge is a foodie's haven. Renowned for its European style, the town is a hive of activity on a warm summer's evening. Sundown drinks and pizza at the quayside pub The Crabshell Inn are not to be missed – nor is dinner at Twenty Seven by Jamie Rogers, an award-winning restaurant using local produce raised, caught or grown within 27 miles of the restaurant. If you fancy something a bit different, The Old Bakery has a Mediterranean menu, located on Promenade – a great place to enjoy dinner with a view.

LOCAL VINEYARDS

Take the opportunity to visit Tamar Valley Vineyard or Sandridge Barton, found nestled in a picturesque valley in the South Hams. Sandridge Barton gives its name to the multiaward-winning Sharpham Wine. Pay a visit to its brand-new vineyard and enjoy a relaxing afternoon's wine- and cheese-tasting or indulge in its new restaurant, Circa, serving only the finest dishes.



...YOUR NEW
COMMUNITY



--- Denotes development boundary

YOUR NEW HOME AT NORDEN MEADOWS

Norden Meadows is a collection of 2, 3, 4 and 5 bedroom homes including 2 bedroom apartments, in South Devon's picturesque market town of Kingsbridge. This exclusive development of thoughtfully designed contemporary homes is perfect for first-time buyers, families and downsizers alike.

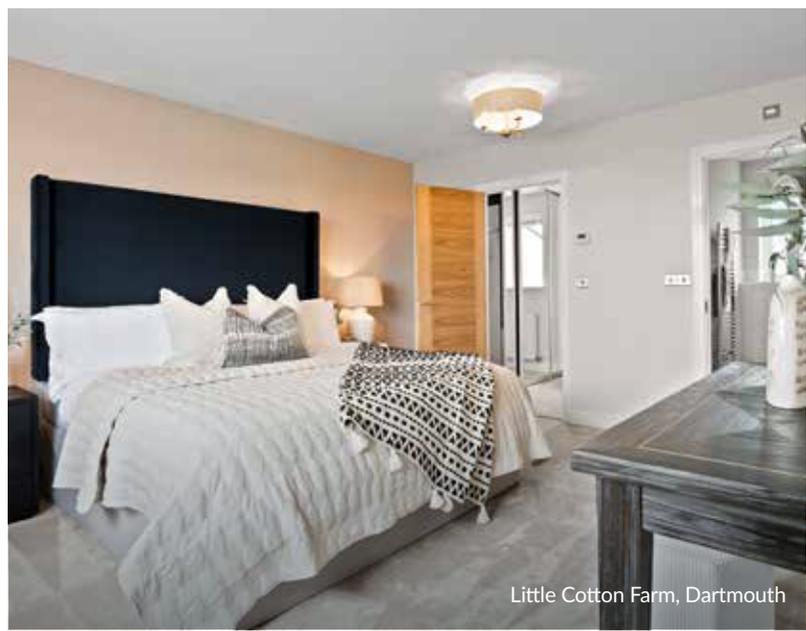
The detail of every Baker Estates home has been carefully considered, from architecture to specification, demonstrating our commitment to quality workmanship.

We build homes that we are proud to put our name to.

[Baker Estates – good things happen here.](#)



St Mary's, Dartington



Little Cotton Farm, Dartmouth



Little Cotton Farm, Dartmouth

A LITTLE BIT ABOUT US

BUILDING EXCEPTIONAL HOMES IN THE SOUTH WEST

So how does this all happen? Well, it's not a 'how' but a 'who' – it's our experienced, caring team who understand quality – using our vast, previous knowledge of housebuilding, we know what works in homes and communities.

We've been doing this since 2015 and will continue for many years to come as we do the right thing for you, our team members, our tradespeople, and the environment – to help make the south west an even nicer place to live.

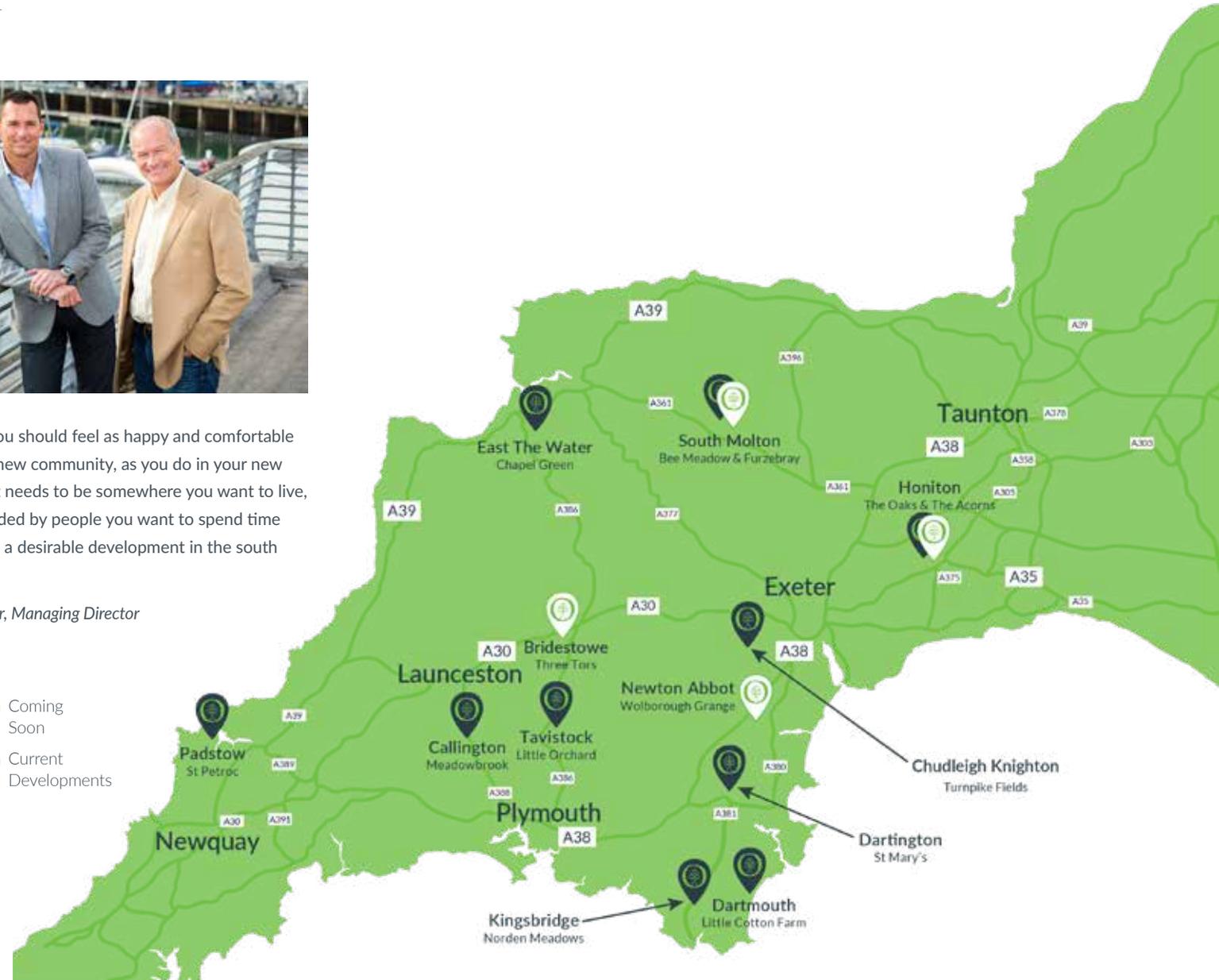
Baker Estates: [Good things happen here.](#)

Whenever you visit one of our developments, you'll notice how well-built and thoughtfully designed the homes are. That's because we incorporate products like locally sourced, natural stone, durable kitchen appliances and solid internal doors. This is understandably important, but you'll also pick up on something equally key – the thriving community we've created.



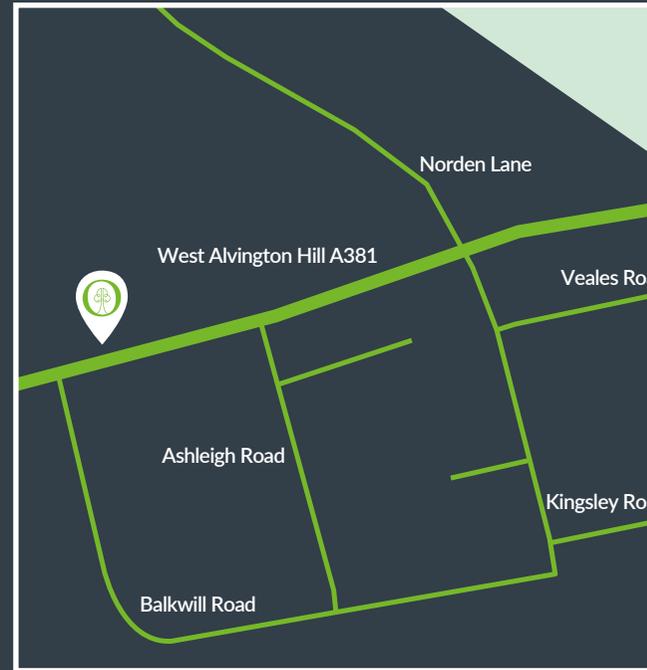
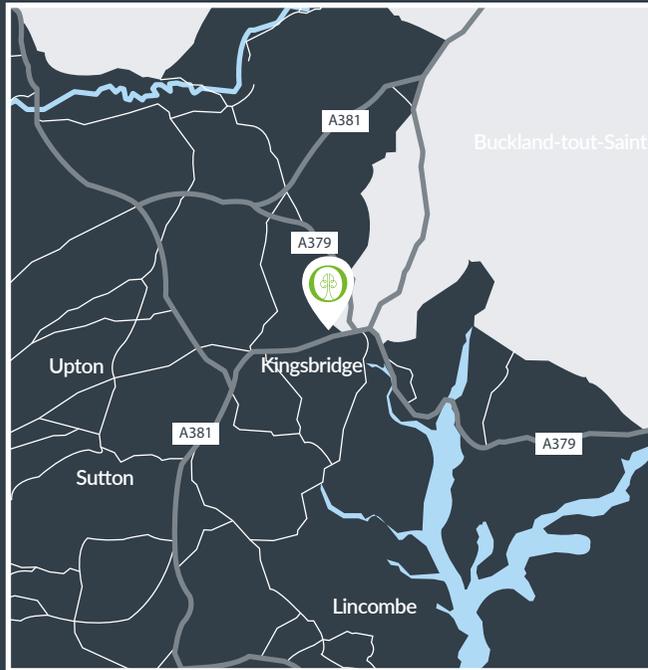
To us, you should feel as happy and comfortable in your new community, as you do in your new home. It needs to be somewhere you want to live, surrounded by people you want to spend time with, on a desirable development in the south west.

Ian Baker, Managing Director





Baker Estates: **Good things happen here**



Norden Meadows, Kingsbridge
Devon, TQ7 1HD

FOR MORE INFORMATION



This brochure is intended as a sales aid and guide to Baker Estates. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the selling agent or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. Please note floor plans and dimensions are taken from architectural drawings and are for guidance only. Kitchen layouts are for illustrative purposes only. Computer generated images are not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only.

