HAMILTON CLOSE

KENWYN, TRURO

Est. 1978

KINGSLEY

SIGNATURE HOMES

Welcome to

HAMILTON CLOSE

Exceptional quality & style in the district’s most sought-after location.

The Modern Townhouse Development comprises just nine detached highly energy-efficient residences in an exceedingly desirable setting. This hand picked location, within walking distance of Truro city centre has been selected as the latest prime development by Kingsley-Cornwall. Just two house styles designed to reflect the areas attractive architecture with carefully planned accommodation designed to achieve new levels of home comfort.

WHERE THE CITY SOFTENS INTO THE TREELINE

A quiet Kenwyn sanctuary, moments from Truro.

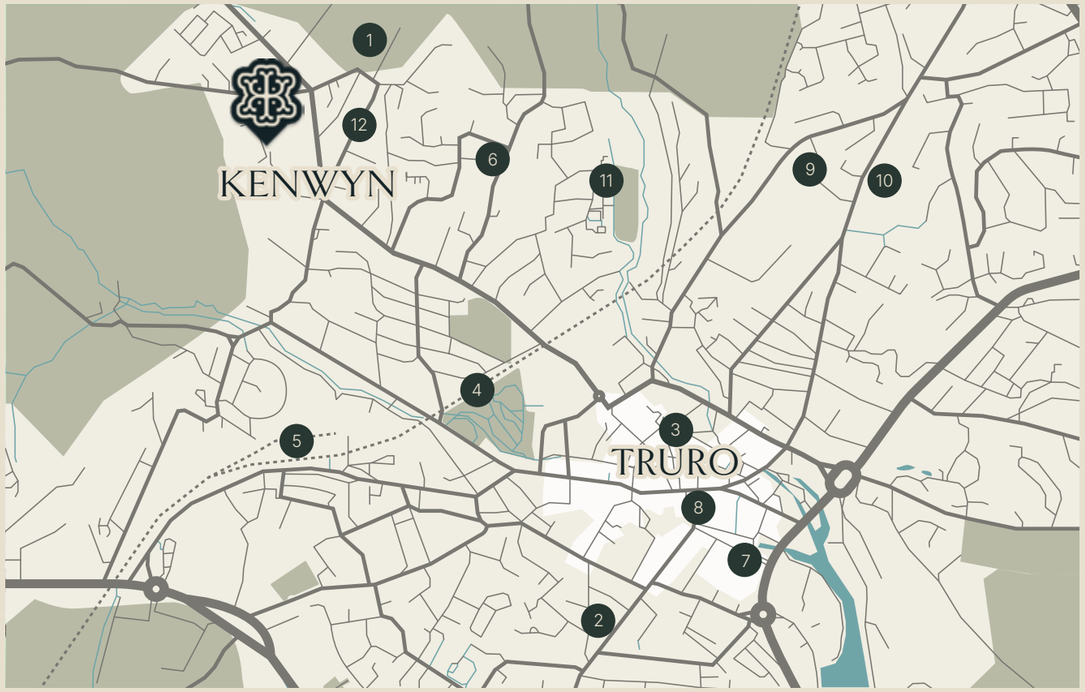
Hamilton Close sits within one of Truro's most desirable residential settings, balancing city connection with a calmer, greener edge of Cornwall's capital.

A refined daily rhythm.

Hamilton Close is positioned within Kenwyn, one of Truro's most desirable residential settings. Close enough to enjoy the life and convenience of Cornwall's capital, yet set within a calmer, greener edge of the city, it offers a rare balance of connection and retreat.

From the development, residents can walk towards Truro city centre, the train station and Victoria Gardens, or follow public footpaths along the River Kenwyn and River Allen towards Idless Woods. Established streets, mature trees and the presence of Kenwyn Parish Church give the area a settled, distinctive character.

Truro brings everyday life within easy reach, from schools, shops and cafes to restaurants, cultural venues and Hall for Cornwall. It is a setting that keeps the city close, while allowing home to feel quietly removed from it.



01. Kenwyn Parish Church
02. Lemon street
03. Truro Cathedral
04. Victoria Gardens
05. Truro Station
06. St Mary's C of E School
07. M&S
08. Hall for Cornwall
09. Archbishop Benson C of E School
10. Tremorvah Playing Field
11. Rosedale Park
12. Truro Nursery School

A CONSIDERED LAYOUT

Nine homes, two house styles, carefully positioned within the setting.

Hamilton Close comprises just nine detached four-bedroom homes, arranged in two distinct house styles. Each home has been planned to make the most of the site's setting, with generous gardens, driveway parking and sitting-out terraces supporting a private, family-focused way of living.

The layout should communicate a sense of calm, space and intention: a small collection of homes rather than a large-volume development. Mature boundaries, landscaping and the relationship between each plot will be key to showing the development's privacy and quality.





INTRODUCING KINGSLEY SIGNATURE

A Signature Homes development designed around modern family life.

Signature is Kingsley's collection of exclusive, one-off homes, crafted to an exceptional standard. It is the fullest expression of what Kingsley does: considered architecture, carefully chosen materials and a more personal way to buy a new home.

Each Signature development is designed for its site rather than repeated from a standard model. At Hamilton Close, the concept is The Modern Townhouse: contemporary family homes shaped around their Kenwyn setting, with generous gardens, refined proportions, considered fenestration and a strong relationship between inside and out.

Quality is carried through every detail, from architectural form and material choices to branded products, finishes and practical everyday features. With in-house design expertise by Chartered Architects, direct build management and trusted long-standing contractors, Kingsley keeps close control from first concept to final handover.

Buyers also benefit from a more personal experience, with direct contact, progress updates and opportunities to make selected choices where the build programme allows. The result is a home that feels distinctive, carefully made and quietly confident from day one.





Light-filled family spaces that open naturally to the garden.

At Hamilton Close, the home is designed to open naturally to the garden, creating an easy connection between everyday family life, entertaining and time outside. Generous glazing, considered layouts and west-facing gardens help bring light deeper into the home, while terraces create space to gather, unwind and enjoy the setting.

The Modern Townhouse concept is about more than appearance. It is a way of living that brings together contemporary architecture, practical family spaces and a calmer relationship with the outdoors. Each home has been planned to feel open, usable and refined, with room for busy mornings, relaxed evenings and everything in between.

From kitchen and dining spaces that become the heart of the home to gardens that offer privacy and breathing space, Hamilton Close gives modern family life a more considered rhythm.

A QUIETER KIND OF MODERN LIVING



THE CARROW





THE CARROW

Four-bedroom detached home
2,027 sq ft*

Plots: 1, 2, 3, 6

Ground floor

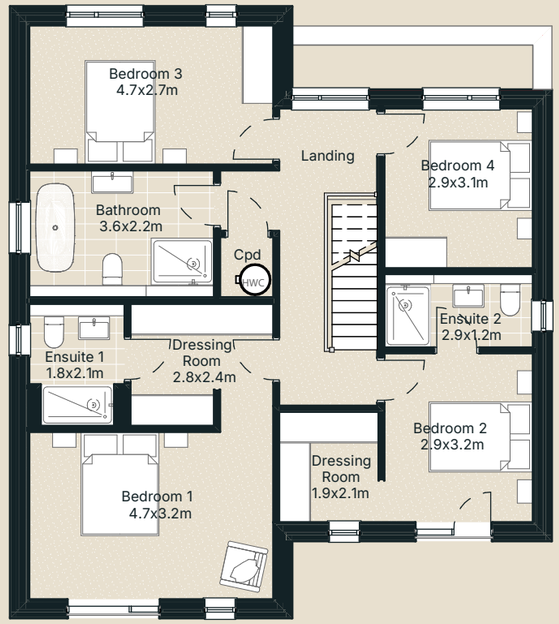
Kitchen / Diner	6.4m x 4.7m
Living	4.7m x 4.5m
Utility	2.9m x 1.7m
Study	2.9m x 2.1m
WC	1.8m x 1.0m
Garage	2.7m x 5.0m

First floor

Bedroom 1	4.7m x 3.2m
Dressing Room	2.8m x 2.4m
Ensuite 1	1.8m x 2.1m
Bedroom 2	2.9m x 3.2m
Dressing Room 2	1.9m x 2.1m
Ensuite 2	2.9m x 1.2m
Bedroom 3	4.7m x 2.7m
Bedroom 4	2.9m x 3.1m
Bathroom	3.6m x 2.2m

*Including garage

First floor



Ground floor



THE TREVOS





THE TREVOS

Four-bedroom detached home
1,746 sq ft*

Plots: 4, 5, 7, 8, 9

Ground floor

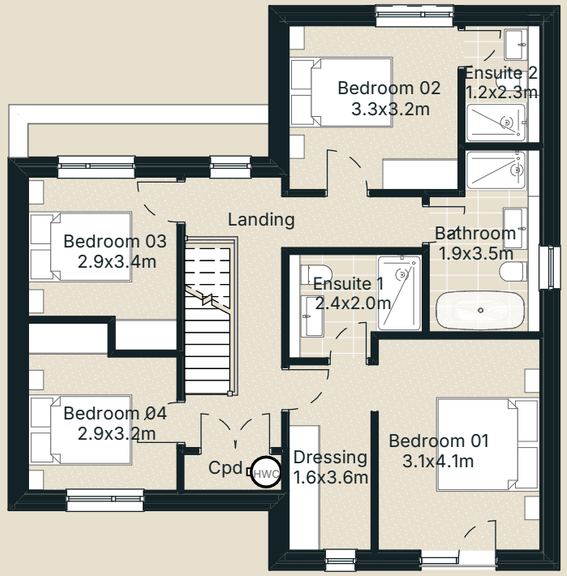
Kitchen / Diner	5.0m x 6.0m
Living	4.9m x 4.0m
Utility	3.8m x 1.8m
WC	1.0m x 1.7m
Garage	2.7m x 5.0m

First floor

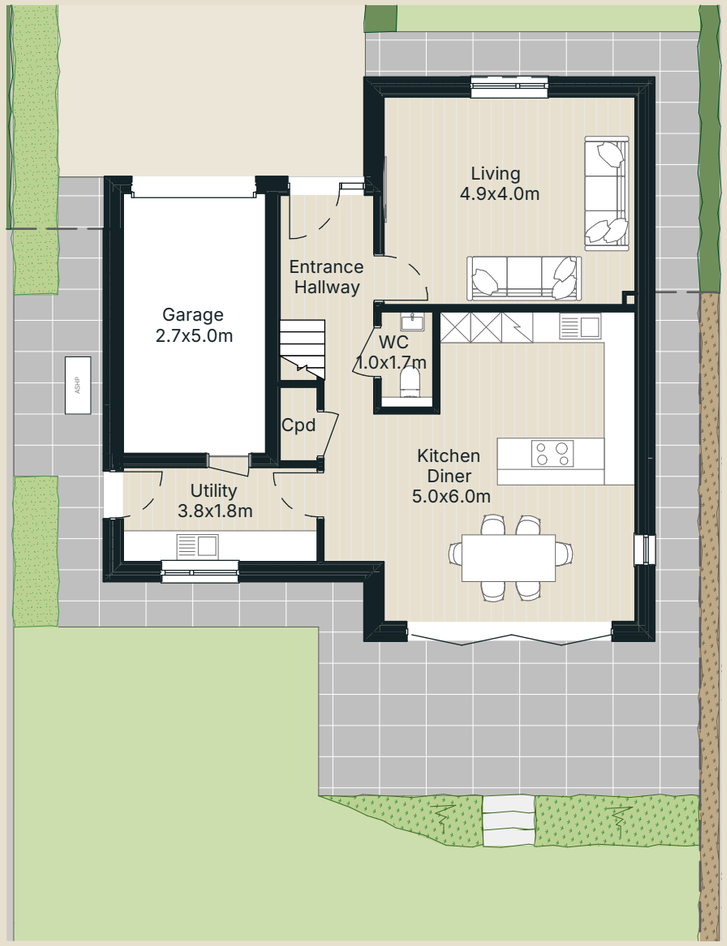
Bedroom 1	3.1m x 4.1m
Dressing Room	1.6m x 3.6m
Ensuite 1	2.4m x 2.0m
Bedroom 2	3.3m x 3.2m
Ensuite 2	1.2m x 2.3m
Bedroom 3	2.9m x 3.4m
Bedroom 4	2.9m x 3.2m
Bathroom	1.9m x 3.5m

*Including garage

First floor



Ground floor



FORM MEETS FUNCTION

Bright, practical spaces designed for modern family life.

Inside, the homes are designed to balance everyday practicality with a calm, elevated finish. Large kitchen/dining spaces, generous glazing and direct garden connections help create light-filled rooms that are the perfect balance of entertaining spaces and quiet retreats.

The specification is intended to bring together modern classic detailing, carefully selected finishes and durable materials. Features such as bespoke staircases, fitted storage and high-quality kitchen design can be used to create homes that feel both refined and highly usable.

The Carrow

CRAFTED, NOT RUSHED

A considered specification shaped around comfort, efficiency and everyday quality.





The Trevos

Kitchen & Utility

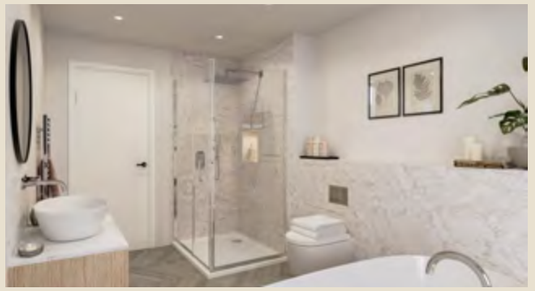
- British-made kitchen by Hinged Kitchens, Truro
- Large family-focused peninsula with breakfast bar
- Solid quartz worktops with full-height quartz upstand
- Premium timber-effect slab doors with handleless aluminium rails
- Miele ovens and induction hob with downdraft extractor
- Bosch integrated fridge, freezer and dishwasher
- Wine fridge and undermount 1.5 sink with chrome mixer tap
- Separate utility with matching furniture, second sink and appliance spaces

Bathrooms

- Modern classic bathrooms with Villeroy & Boch sanitaryware
- Marble-style or stone-effect porcelain tiling
- Slimline shower trays with 8mm glass doors/screens
- Shower niches with feature lighting
- Freestanding baths with floor-mounted taps
- Concealed WCs and wall-mounted shower controls
- Large dual-fuel heated towel rails
- Shaver sockets and electric toothbrush chargers

Flooring, Storage & Joinery

- Premium herringbone LVT to ground floor
- Premium carpets to first floor and stairs
- Feature oak staircase with glass balustrade
- Contemporary white painted solid internal doors
- Square-edge skirtings and architraves
- Master suite walk-in wardrobe
- Airing cupboard and built-in storage as per floorplans



Electrical

- Electric car charging point
- Openreach fibre internet connection
- CAT6 points to bedrooms, study and living room
- TV points to lounge, study and bedrooms
- Low-energy recessed LED downlighting
- PIR bathroom lighting and low-level night lighting
- External lighting to doors and rear terraces
- Remote-controlled electric garage door

Heating, Energy Efficiency & Renewables

- Air source heat pump
- Zoned underfloor heating to the ground floor
- App-controlled self-learning thermostat
- Radiators to first floor with thermostatic valves
- High levels of insulation and airtightness
- Secure aluminium feature front door
- 4kw solar system
- EPC A rating

External Finishes & Landscaping

- Off-white render and natural Trebarwith slate stone walling
- Natural slate roofs
- Large west-facing gardens
- Cornish hedge and tree-lined western boundaries
- Limestone patios and paths
- Turf, ornamental planting and native hedging
- Premium Tegula block paved driveways
- External hot and cold water taps
- Flush-casement uPVC windows in contemporary light grey

Peace of Mind

- 10-year Protek insurance-backed structural warranty
- 2-year Kingsley snagging warranty
- Mains foul drainage, water and electricity
- Fibre internet to the premises

THE CONFIDENCE OF A KINGSLEY HOME

A proudly Cornish developer covering the whole journey from land and planning to the finished home, and building Signature homes worth being proud of.

Signature is Kingsley's collection of exclusive homes, crafted to an exceptional standard.

It's our approach to small, close-knit communities, where each development is designed for its site, with architecture, proportion, materials and finishes considered together rather than repeated from a standard model.

With in-house design expertise, direct build management and trusted local contractors, Kingsley keeps close control of every detail, creating homes that feel distinctive, personal and built with care.

From land and planning to the finished home

01

Land & Planning

We are trusted land and planning partners, grounded in Cornwall. We work closely with landowners to understand the true potential of their land, guiding them forward with care, clarity and deep local knowledge.

02

Traditional Cornish Home Developments

Thoughtfully integrated collections of authentic Cornish homes. Inspired by local country and coastal architecture, these developments naturally expand existing villages with traditional character, modern standards of comfort and a quality that remains timeless.

03

Signature Unique Small Developments

Exclusive homes crafted to an exceptional standard, with a unique architectural theme for every site. Rather than generic new builds, these developments are architecturally distinct, taking their design cues directly from their immediate Cornish setting.

04

Financial Security & Cornish Focus

An entirely debt free business, well-resourced and here to stay, focused wholly on Cornwall and relentless about our reputation in the county we build for. As specialists who know Cornish planning and build inside out, we deliver what we promise and see projects through properly.

FIND YOUR SANCTUARY

Kenwyn, Truro.

Hamilton Close is positioned within Kenwyn, one of Truro's most desirable yet exceptionally quiet residential settings, with access to the city centre, local schools, green spaces, transport connections and the wider Cornish landscape.

LILLICRAP CHILCOTT

Contact:

sales@lillicrapchilcott.com

01872 273473

lillicrapchilcott.com

Viewing strictly by appointment through our sole selling agents

All specifications and CGIs are indicative and subject to change. Customer choices and bespoke options available, subject to build programme. All performance related statements are indicative and are not to be relied upon.

KINGSLEY

SIGNATURE HOMES