

Chudleigh | Devon

Five bespoke detached family homes.

Chudleigh is perfectly nestled between the South Devon Coast and Dartmoor National Park





The small traditional town of Chudleigh dates back to Iron Age times with a well-defined early Iron Age hill fort to the south east of the town. The town sits east of the River Teign on the south west side of the Haldon Hills. With the A38 easily accessible, both Exeter and Plymouth are just a short drive away in either direction. A flourishing main street through the town has a wealth of local trades offering from everyday grocery items to the more unusual gift or craft item.













The town has all the services you require from a post office, butchers and greengrocer to a doctors surgery, dentist and vetenary practice. There are a few public houses to choose from, offering locally produced ales and food. Chudleigh hosts a summer and winter carnival and late night Christmas shopping festival, all of which are heavily supported by the local and wider communities. People who settle in Chudleigh enjoy the knowledge that the local authorities, residents and businesses all work together to make Chudleigh a 21st Century town.

A complete lifestyle...



Whatever your lifestyle, Brookfield is perfectly placed for the things you love. Just a short drive away is the bustling city of Exeter, perfect for a spot of retail therapy and a spot of lunch. There are a few golf courses peppered about in the local area with Teign Valley and Stover being the two closest offering challenging holes for every level. Chudleigh is on the edge of Dartmoor National Park, a paradise for walkers, with plenty of trails and picturesque views for all ages to enjoy. Haldon Forest is just 10 minutes away and provides an array of activities from Segway, Go Ape and mountain biking.

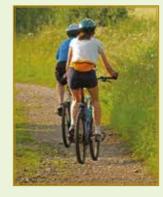




THE PARTY AND A TRANSPORT









The coast is approximately 15 minutes drive. Teignmouth and Dawlish are excellent seaside towns where you can fish, sail or just stroll along the beach front. There are many family attactions located throughout the local area. You'll never be short of things to do in Chudleigh. Canonteign Falls, the highest in England, is a spectacular natural waterfall surrounded by woodland. Set within a stunning Dartmoor valley, the falls are a place of serene and tranquil beauty, perfect for relaxing and enjoying the very best of the Devon countryside.









Five detached village homes, located in the charming town of Chudleigh in Devon.

A unique collection of just five impressive 4 or 5 bedroom family homes each benefiting from double garages and their own private garden. Brookfield has been considerately designed to appeal to even the most discerning buyer with a blend of traditional and contemporary façades, all with spacious, modern interiors boasting premier specifications from Westhaven Homes.

Specification photos shown above are taken from previous Westhaven Homes developments. Kitchen photos supplied from manufacturer

Brookfield is hidden in a private, sylvan setting

Brookfield is located in a private and rural development setting backing on to the Chudleigh Cricket Club grounds and is approximately half a mile from the Chudleigh town centre. The location offers easy commuting to Exeter, Plymouth and Torbay.



Specification







Kitchens

- Bespoke designed high quality kitchens by Mayflower.
- Silestone worktops, upstands and splash backs (Laminate to utility).
- Choice of colours and work tops depending on stage of construction.
- Siemens designer multi oven set up comprising main oven/multi oven and warming drawer in stainless steel (plots 1-4).
- Siemens cook cube comprising of multi oven set up, microwave and bean to cup coffee centre (plot 5 only).
- Siemens extra wide touch-slider induction hob in black glass.
- Siemens integrated fridge freezer.
- Siemens integrated dishwasher.
- Designer inverted black glass chimney hood. •
- Ceramic tiled kitchen floors in all plots.
- Stainless steel undermount bowl and a half . kitchen sink with feature mixer tap.
- Upgradable options available on all items at extra cost.
- Natural stone skin splashback wall to plot 5 kitchen.

Bathrooms

- Strikingly designed contemporary bathroom suites by Mayflower.
- Back-to-wall WC with hidden cistern.
- Contemporary deep bath set in tile surround with concealed bath filler/overflow and wall mounted filler valves.
- Low rise stone resin shower trays in en suites with luxury enclosures and multi function shower heads.
- Hansgrohe brass wear.
- Fully tiled bathrooms and en suites, part tiled cloakroom walls and fully tiled floors with Porcelanosa tiles.
- Choice of colours and sizes of tiles from standard range.
- Tile upgrades available at extra cost.
- Electric shaver sockets.
- Luxury chrome heated towel rails.



Upgrade Options

We will endeavour to accommodate any additional upgrade option requested and work with our customers to personalise their home

Interior

- Full gas central heating with underfloor heating on the ground floor and thermostatic, radiators on the first floor.
- A choice of contemporary or traditional gas fire and surround.
- Mains pressure hot water system.
- Exceptional quality modern oak finished • internal doors with Contemporary chrome handles.
- Oak stairs and balustrade.
- Extensive TV points with wiring for Sky+ to lounge. BT points where indicated. Additional wiring at extra costs.
- Mains smoke detectors on all floors.
- Elegant moulded skirting and architrave with • white gloss finish.
- Fitted carpets throughout except where floor tiles provided.
- Built in wardrobes to all bedrooms where design permits.
- Burglar Alarm System.
- Chrome electrical sockets and switches . throughout.
- Extensive low energy and LED lighting arrangements throughout.

Exterior

- Traditional timber finished front door. •
- Rear outside power point, tap and light. •
- . Private off road parking with drives finished in low maintenance block paviours.
- External front PIR light.
- Double glazed low maintenance aluminium • windows and patio/French doors.
- Elevations in beautifully crafted rustic natural stone (plots1, 3 and 5) and low maintenance render and cedar boarding.
- Roofs in natural high quality graphite slate. •
- Exterior facia in natural timber finished with Sadolin or similar preservative stain.
- Rear garden gates and access doors included where shown on site plan.
- Landscaped gardens with turf and/or shrubs to the front. Rear gardens turfed and merging with existing mature landscape and stream.
- Electric remote controlled fully insulated • garage doors with draught seals and two radio remote controls for in car use. Designed with personal safety in mind, stay in car while garage door opens and shuts and access house direct from garage.

PLOT 1 THE BELSTONE





Computer Generated Image

Lounge 5.48m x 5.41m (18'0" x 17'9")

Kitchen / Dining Area 5.93m x 4.50m reducing to 3.30m (19'5" x 14'9" reducing to 10'10")

Bedroom One 5.41m incl cupboard x 3.69m (17'9" incl cupboard x 12'1")

Bedroom Two 4.93m excl cupboard x 2.96m (16'2" excl cupboard x 9'8")

Bedroom Three

4.40m excl cupboard x 3.26m (14'5" excl cupboard x 10'8")

Bedroom Four 2.79m x 2.78m (9'2" x 9'1")

Total House Size: Plot 1 - 193.56m² (2083 ft²)



First Floor

A four bedroom detached home with two en suites.

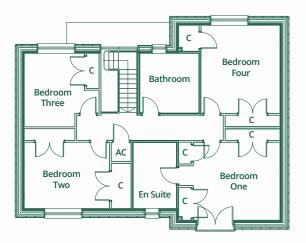


Plot 2 THE HARTLAND

A four bedroom detached home with one en suite.

Garage Kitchen/Dining Lounge Utility

Ground Floor



First Floor



Computer Generated Image

Lounge 4.50m x 3.58m extending to 4.72m (14'9" x 11'9" extending to 15'6")

Kitchen / Dining Area 6.01m x 3.58m (19'9" x 11'9")

Study 2.24m 2.15m (7'4" x 7'1")

Bedroom One 4.44m x 4.29m incl cupboard (15'7" x 14'1")

Bedroom Two 4.13m x 3.22m excl cupboard (14'7" x 10'7" excl cupboard)

Bedroom Three 3.62m x 3.50m incl cupboard (12'11" x 11'6" incl cupboard)

Bedroom Four 3.70m x 4.12m excl cupboard (12'2" x 13'6" excl cupboard)

Total House Size: Plot 2 - 175.23m² (1886 ft²) PLOT 3 THE BRAY



Computer Generated Image

Lounge 5.48m x 5.41m (18'0" x 17'9")

Kitchen / Dining Area 5.93m x 4.50m reducing to 3.30m (19'5" x 14'9" reducing to 10'10")

Study 2.75m 2.39m (9'0'''' x 7'10") excl cupboard

Bedroom One 5.41m incl cupboard x 3.69m (17'9" incl cupboard x 12'1")

Bedroom Two 4.93m excl cupboard x 2.96m (16'2" excl cupboard x 9'8")

Bedroom Three 4.40m excluding cupboard x 3.26m (14'5" excl cupboard x 10'8")

Bedroom Four 2.79m x 2.78m exclu cupboard (9'2" x 9'1")

Total House Size: Plot 3 - 193.56m² (2083 ft²)



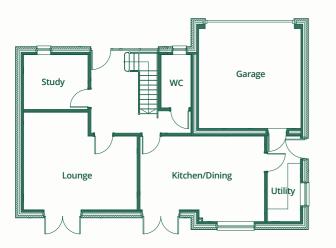
A four bedroom detached home with two en suites.



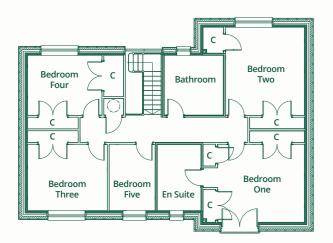


PLOT 4 THE STANNON

A five bedroom detached home with one en suite.



Ground Floor



First Floor





Computer Generated Image

Lounge 5.50m x 3.58m ext to 4.72m (18'0" x 11'9" ext to 15'6")

Kitchen / Dining Area 6.03m x 3.58m (19'9" x 11'9")

Study 3.10m x 2.60m (10'2" x 8'6")

Bedroom One 4.85m x 4.29m incl cupboard (15'11" x 14'1" incl cupboard)

Bedroom Two 4.30m x 3.80m exclg cupboard (14'1" x 12'5" excl cupboard)

Bedroom Three 3.86m x 3.21m excl cupboard (12'8" x 10'6" excl cupboard)

Bedroom Four 3.60m x 2.80m excl cupboard (11'10" x 9'2" excl cupboard)

Bedroom Five 3.21m x 2.23m (10'6" x 7'4")

Total House Size: Plot 4 - 190.38m² (2049 ft²)

Plot 5 THE SHELSTONE



Computer Generated Image

Lounge 5.41m x 4.40m (17'9" x 14'5")

Kitchen / Dining Area 5.92m x 4.90m (19'5" x 16'1")

Family Room 4.63m x 2.78m reducing to 1.95m 15'2" x 9'1" reducing to 6'5"

Bedroom One 5.40m x 4.35m reducing to 2.61m (17'8" x 14'3" reducing to 8'7")

Bedroom Two 5.05m ext to 6.90m reducing to 2.60m x 5.00m reducing to 3.20m (16'7" ext to 22'8" reducing to 8'6" ext to 6.90m reducing to 10'6"

Bedroom Three 4.98m max x 4.27m excl cupboard 16'4" max x 14'0" excl cupboard

Bedroom Four 4.98m x 2.80m incl cupboard (16'4" x 9'2" incl cupboard)

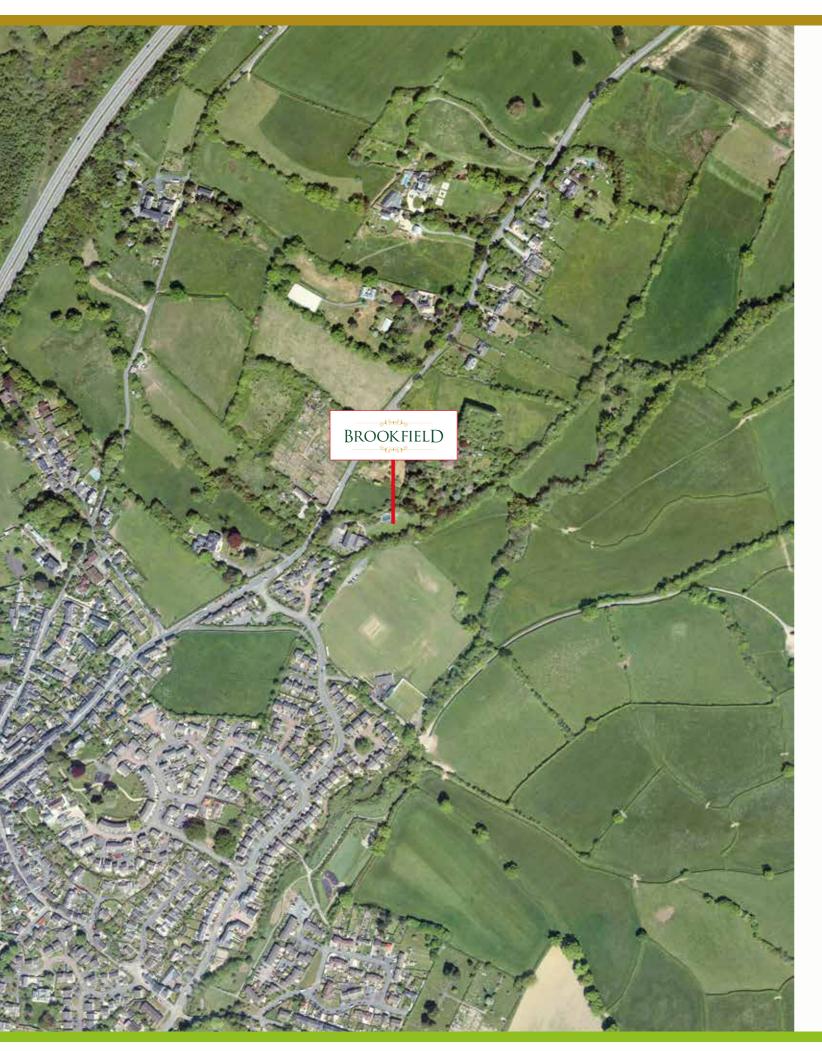
Bedroom Five 3.68m x 2.85m excl cupboard (12'1" x 9'4" excl cupboard)

Total House Size: Plot 5 - 229.30m² (2468 ft²)



A five bedroom detached home with two en suites









Links

Newton Abbot Train Station	7 miles
Teignmouth	8 miles
Haytor (Dartmoor)	8 miles
Exeter	11 miles
Exeter Airport	12 miles

Distances shown above are approximate.

Torquay	13 miles
Dartmouth	30 miles
Plymouth	35 miles
Bristol	90 miles
London	205 miles

Directions

From the A38, west bound, branch left, signposted Chudleigh on to the B3344 (Exeter Road). You will find Brookfield on the left hand side. The marketing boards are visible from the road.

From Chudleigh town centre, follow Fore Street, branch right on to New Exeter Street, follow this road out of the town. Shortly after a turning right signposted to the Cricket Club you will find Brookfield on the right hand side.

For further details contact: **Bradleys Estate Agents** 28-30 Fore Street Bovey Tracey, Devon TQ13 9AD Tel: **01626 834900** Email: **bovey@beagroup.co.uk** www.bradleys-estate-agents.co.uk





A development by







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