



DRAKES MEADOW

UPEXE · EXETER · DEVON

DRAKES MEADOW

EXCLUSIVE DEVELOPMENT

A unique collection of just 3, individually designed, four bedroom energy efficient contemporary homes enjoying spectacular rural views

Nestling within the beautiful Exe Valley, yet within striking distance of Exeter, every aspect of these stylish homes has been thoughtfully designed to reflect their surroundings and be as environmentally self-sufficient as possible. Both internally and externally, low maintenance and future proof features have been a priority, awarding Drakes Meadow an impressive A-Rating for energy efficiency.

Internally, the generous open plan living space is an absolute show stopper! With vaulted ceiling and wide bi fold doors opening onto the garden, this is sure to be the hub of these homes. The bespoke designed kitchens feature quartz/silestone work surfaces and a generous range of Siemens integrated appliances, with ceramic floor tiling and underfloor heating providing a seamless warmth.

The separate lounge with large sliding doors, opens onto a covered walkway ensuring you can bring the outside in at any time of the year, whilst a utility room, master bedroom with en-suite and walk in dressing room as well as three further double bedrooms ensure plenty of space for all the family.

Externally, the expansive anthracite grey triple glazed windows cast wonderful light throughout whilst the clever mix of render and natural timber cladding, blend for a soft finish to each of the homes. In addition, a double carport and a garden store with a circa 1/3 acre 'agricultural' land accessed from the main gardens, you can be sure that these homes enjoy plentiful space on the outside, as well as within.



Plots 1 and 3 kitchen CGI

LOCATION

UPEXE, DEVON

A delightful hamlet surrounded by beautiful countryside views, whilst conveniently positioned for excellent links to nearby villages and towns.

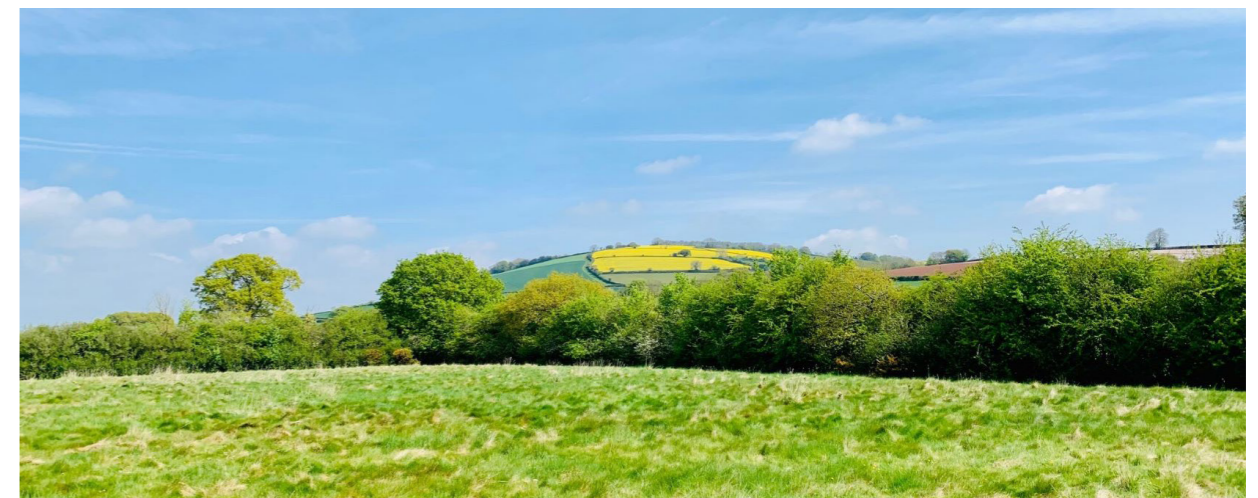
In close proximity to Upexe, the particularly attractive and sought-after villages of Silverton and Thorverton are both supported by a range of local amenities. Thorverton, includes 2 well regarded pubs, a church, a primary school, a convenience store, an excellent farm shop and there are a wealth of clubs and events regularly taking place at the cricket club and village hall, whilst in Silverton there is a primary school, village store and post office/delicatessen, a church, a doctors surgery and two pubs.

The vibrant City of Exeter is easily accessible by both car and bus and hosts a variety of department stores and a range of specialist independent shops, cinemas, theatres, museums, restaurants and sports facilities as well as a choice of independent schools.

The mainline railway at St David's Station provides swift links to London and other major cities and Exeter International airport serves a variety of destinations.

The market town of Tiverton lies around 7 miles to the north and possesses a full selection of local amenities, including golf course, leisure centre, hospital, supermarkets, shops, restaurants, a cinema as well as primary and secondary education including the renowned Blundells school, whilst providing good access to the M5 motorway (junction 27).

Tiverton Parkway is also on this junction and provides a direct rail link to London Paddington.



Actual view from rear garden of each property

ENVIRONMENTAL

SUSTAINABLE HOMES

Building energy efficient, sustainable homes for the future is at the very core of our design and specification.

With energy costs increasing to unprecedented levels, you will be pleased to know your home will be packed full of the latest eco-credentials.

With a private communal water borehole and treatment room, plus a private sewage treatment plant you can forget standard water and drainage bills whilst relaxing in the knowledge that cost saving features such as energy efficient Air Source Heat Pumps and Solar PV, will keep your electricity bills to a minimum and money in your pocket.

Your new home will be within the 1% of homes in the UK to achieve an A-Rating for energy performance and efficiency.

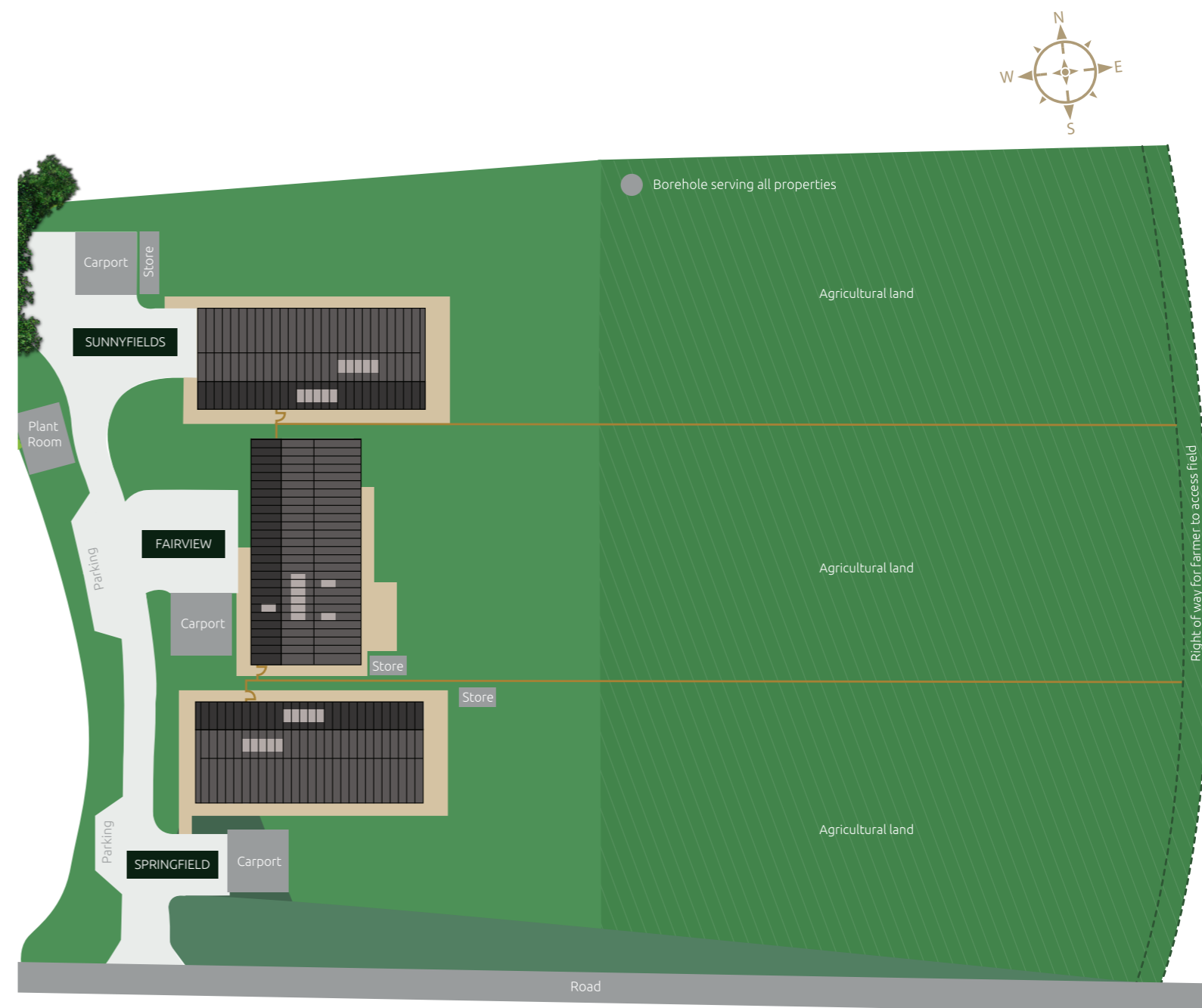
- Energy efficient Air Source Heat Pumps providing central heating and hot water
- Triple glazing to all windows and doors
- Underfloor heating throughout
- Private water supply
- Solar PV to all roofs
- Electric vehicle charging points
- Energy efficient Siemens appliances
- Wood burning stoves



LAND

SITE PLAN

The outside space of these unique homes is further amplified with approximately 0.3 acre of agricultural land conveyed to each home at the rear of the garden



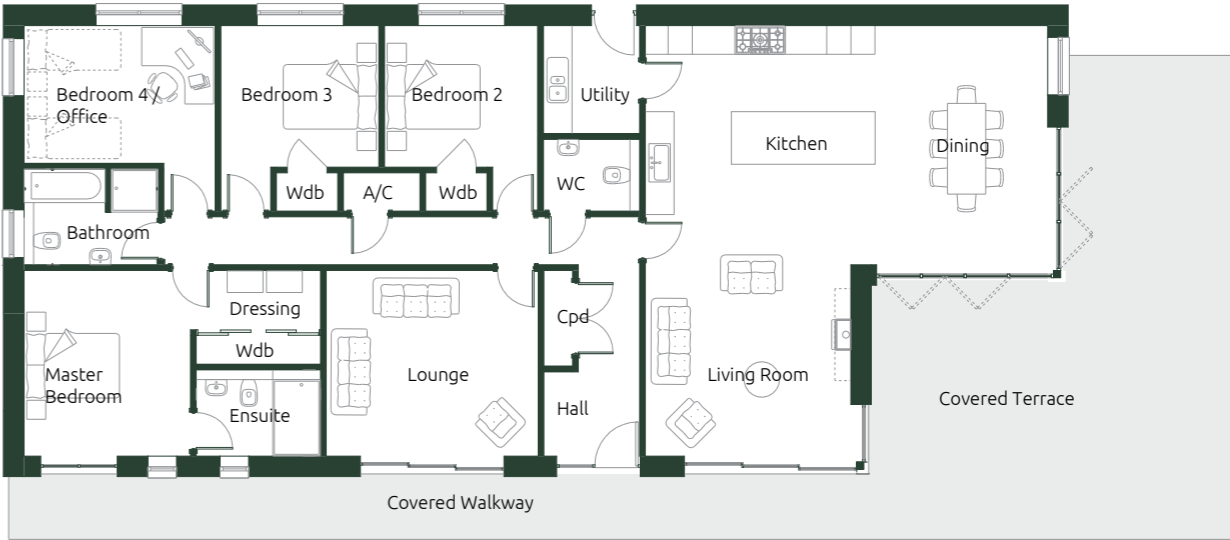
PLOT 1

SPRINGFIELD

Positioned at the entrance of the development, this spacious four bedroom detached single storey home includes a double carport, garden store, garden and additional 0.34 acres agricultural land



FLOOR PLAN



DIMENSIONS

Room	Metric	Imperial
Kitchen, Dining and Living	8.4m x 9.03m max / 5.03m min	27'55" x 29'62" max / 16'5" min
Utility	2.02m x 2.29m	6'62" x 7'51"
WC	2m x 1.5m	6'56" x 4'92"
Bedroom 2	3.2m x 3.9m max / 2.98m min	10'49" x 12'79" max / 9'77" min
Bedroom 3	3.21m x 3.9m max / 2.98m min	10'53" x 12'79" max / 9'77" min
Bedroom 4	4.12m x 3.9m max max / 2.9m min	13'51" x 12'79" max / 9'51" min
Bathroom	3m x 2.06m	9'84" x 6'75"
Master Bedroom	3.8m x 6.2m max max / 3.5m min*	12'46" x 20'34" max / 11'48" min*
Ensuite	2.61m x 1.8m	8'56" x 5'9"
Lounge	4.4m x 3.8m	14'43" x 12'46"

Please note: CGI shows plot 3, Sunnyfields. Plot 1 is the same design. Elevational treatments vary from plot to plot. Please speak to negotiator for details on each individual property and their location within the development. * Includes dressing area

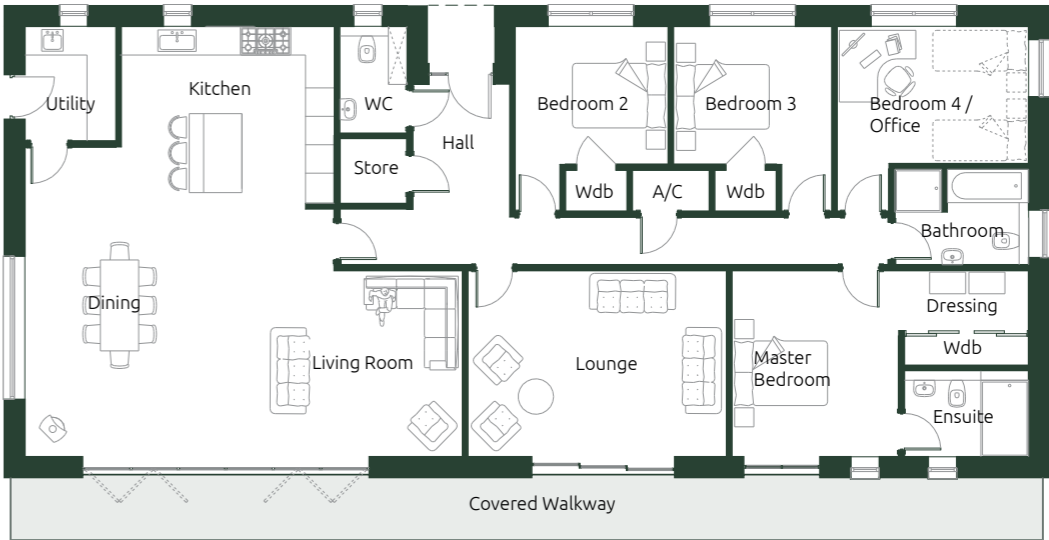
PLOT 2

FAIRVIEW

The largest of the three homes, this spacious four bedroom detached single storey home includes a double carport, garden store, garden and additional 0.3 acres agricultural land



FLOOR PLAN



DIMENSIONS

Room	Metric	Imperial
Kitchen, Dining and Lounge	9.01m max x 9.15m min	29'56" max x 30'02" min
Utility	1.91m x 2.42m	6'26" x 7'93"
Living room	3.8m x 5.41m	12'46" x 17'74"
Master Bedroom	3.8m x 6.2m max / 3.5m min*	12'46" x 20'34" max / 11'48" min*
Ensuite	2.65m x 1.8m	8'69" x 5'9"
Bathroom	3m x 2.06m	9'84" x 6'75"
Bedroom 4	4.12m x 3.88m max / 2.88m min	13'51" x 12'72" max / 9'44" min
Bedroom 3	3.21m x 3.88m max / 2.9m min	10'49" x 12'72" max / 9'51" min
Bedroom 2	3.21m x 3.88m max / 2.9m min	10'49" x 12'72" max / 9'51" min
WC	2.26m x 1.36m	7'41" x 4'46"

Please note: CGI shows house type only. Elevational treatments vary from plot to plot. Please speak to negotiator for details on each individual property and their location within the development. * Includes dressing area

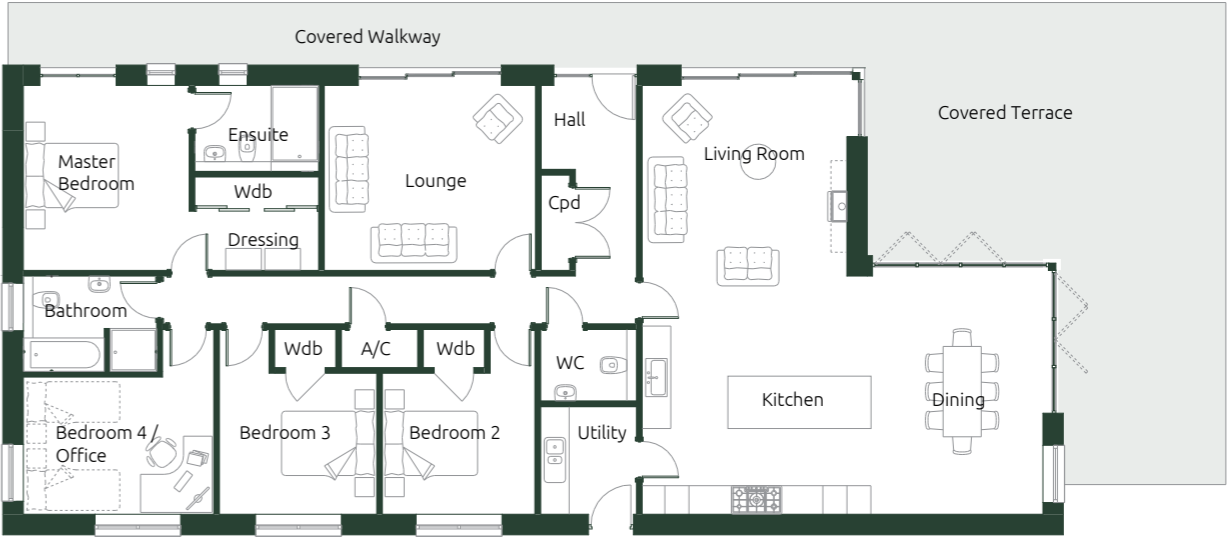
PLOT 3

SUNNYFIELDS

Positioned at the far end of the development, this spacious four bedroom detached single storey home includes a double carport, garden store, garden and additional 0.3acres agricultural land



FLOOR PLAN



DIMENSIONS

Room	Metric	Imperial
Kitchen, Dining and Living	8.4m x 9.03m max / 5.03m min	27'55" x 29'62" max / 16'5" min
Utility	2.02m x 2.29m	6'62" x 7'51"
WC	2m x 1.5m	6'56" x 4'92"
Bedroom 2	3.2m x 3.9m max / 2.98m min	10'49" x 12'79" max / 9'77" min
Bedroom 3	3.21m x 3.9m max / 2.98m min	10'53" x 12'79" max / 9'77" min
Bedroom 4	4.12m x 3.9m max max / 2.9m min	13'51" x 12'79" max / 9'51" min
Bathroom	3m x 2.06m	9'84" x 6'75"
Master Bedroom	3.8m x 6.2m max max / 3.5m min*	12'46" x 20'34" max / 11'48" min*
Ensuite	2.61m x 1.8m	8'56" x 5'9"
Lounge	4.4m x 3.8m	14'43" x 12'46"

Please note: CGI shows plot 3, Sunnyfields. Elevational treatments vary from plot to plot. Please speak to negotiator for details on each individual property and their location within the development. * Includes dressing area

SPECIFICATION

FIXTURES AND FITTINGS

Even our standard specification is exceptional

KITCHEN

- Bespoke designed kitchens carefully crafted by distinguished, South-West based, Mayflower Kitchens
- Range of kitchen colour options available
- Choice of quartz/stone worktops and upstands
- A choice of ceramic floor tiles from our wide range
- Quooker boiling water tap

Siemens appliances are included as standard throughout our homes

- Side by side built-in stainless-steel ovens (including microwave)
- 5 ring 90cm wide Induction hob with touch controls
- Integrated fridge freezer
- Integrated dishwasher
- Built in extractor hood with LED lights

BATHROOMS

- Contemporary designed bathroom suites by Mayflower Bathrooms
- Wall hung Duravit WC with hidden cistern and soft close seats
- Deep Duravit bath set in tile surround with concealed bath filler/overflow and wall mounted filler valves
- Elegant basins with built in dark oak vanity units

- Low rise shower trays in ensuites and bathrooms with luxury enclosures and multi-function shower heads
- Choice of full height tiling around bath and shower trays and half height to all other walls
- Choice of ceramic floor tiles (wide range of standard choices available)
- Recessed white downlights to WC, bathroom and ensuite
- Luxury chrome heated towel rails
- Ultra modern 'No-Touch' LED illuminated mirror cabinets with two internal sockets

INTERIOR

- Energy efficient Air Source Heat Pumps providing central heating and hot water
- Underfloor heating throughout, giving you an exceptional living experience
- Smart control heating and hot water thermostats
- Triple glazing to all windows and doors
- Beautiful quality oak finished internal doors with contemporary chrome door furniture
- Ceramic floor tiles to hall, utility, kitchen, diner and living areas
- Fitted carpets to all other rooms
- Wood burning stoves
- Extensive low energy and LED lighting arrangements



Please note, photos shown are of previous Westhaven Development



EXTERIOR

- Rear External tap
- External lighting
- Landscaped gardens with turf and shrubs to the front and rear
- Electric vehicle charging point
- Approximately 0.3acre additional land conveyed to each property

UTILITIES

- Private sewage treatment plant and water borehole serving all properties*

UPGRADE OPTIONS

- Upgrade options available for kitchens, appliances, flooring and wall tiles,
- We will endeavour to accommodate any additional upgrade option requested and work with you to personalise your home

WARRANTY

- 10-year Structural Warranty

PLEASE NOTE

Choices of specification will be subject to build stage, speak to negotiator for current availability. Customers should ensure they are aware of the detail and finish being provided to a specific plot before committing to a purchase.

*Annual communal maintenance and running costs will be split equally between all three homes keeping your average costs to an absolute minimum.

Westhaven Homes will endeavour to provide accurate and reliable specification details in order to provide purchasers with a valid representation of our finished product. However, during the construction process various alterations to the specification may occur or become necessary to enable improvements. Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers should satisfy themselves of the actual dimensions relating to the property they are purchasing. Elevation details may differ slightly over the same house type from plot to plot.

HOW TO FIND US

DIRECTIONS

SatNav Postcode:
EX5 5ND

FROM EXETER

Follow the A396 from Exeter towards Tiverton, Passing through the village of Rewe.

Pass the turning for Thorverton and the Ruffwell Inn on your left and take the next left signposted Upexe.

Drakes Meadow is on the right hand side, as highlighted by the site board.

DISTANCES FROM UPEXE*

Thorverton	1.6 miles
Tiverton	7 miles
Exeter City Centre	7.5 miles
Taunton	28 miles
Bristol	75 miles



*Approximate mileage

PROPERTY DEVELOPER

WESTHAVEN HOMES

Our attention to detail and quality during construction, compliment our principles to produce your dream home.

Based at Sampford Peverell, Devon, Westhaven Homes Ltd are a multi award winning development company established in 2008. We are a company dedicated to developing a unique collection of bespoke, individually designed family homes reflecting both a traditional and contemporary feel in the rural green beautiful landscape which the West Country is famous for.

Our development locations are handpicked to ensure our properties work perfectly in their environment and reflect our beautiful countryside. They boast spacious modern interiors using premier specifications throughout.

We pride ourselves on using the highest quality materials and professional craftsmanship to provide your dream home. Our team at Westhaven Homes works closely with you to ensure buying your new home is an exciting and personal experience.

Your home will be finished to an exceptional standard, and with our innovative design options we want you to be able to put your own personal touch to your home, making it truly yours.

A Westhaven Home is a prestigious home built for today's living that you will know is special before you even walk through the front door.



Please note, images are of previous Westhaven Developments



Best Rural Development 2018



Winner - NHBC Pride in the job quality award
2018, 2020 & 2021



01392 229923

southwestnewhomes@jackson-stops.co.uk
jackson-stops.co.uk



These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the Selling Agents has any authority to make or give any representation to warranty, whether in relation to any property or these particulars, nor to enter into any contract relating to the property on behalf of our client. Floor plans and Site plans are for identification purposes only and are not to scale. They do not form part of any contract for the sale of any property. All dimensions shown are approximate structural dimensions and are scaled from plans prior to construction. No allowance has been made for the thickness of plasterboard or skirting's. Dimensions may vary during the course of construction and purchasers should verify dimensions on site. They should not be relied upon to determine space for furniture, appliances or for fitting carpets. Kitchen and bathroom layouts may be subject to reorientation and are given as a guide. Computer Generated Images (CGI's) are intended only for illustrative purposes and are subject to interpretation. Actual finishes, details and any landscaping will vary from plot to plot. Please refer to the working plans on site. Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact our marketing agents and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties that have been sold or withdrawn.