

GROUND FLOOR  
1150 sq.ft. (106.9 sq.m.) approx.

1ST FLOOR  
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA: 2262 sq.ft. (210.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## BRAND NEW EXECUTIVE HOMES

ARCADIAN GARDENS Lower Park Road, Braunton, EX33 2LH

Asking Price

**£820,000**

- High Quality Eco Friendly Homes
- 4 Double Bedrooms, 4 Bathrooms
- Superb Open Plan Accommodation
- Build Completion Summer 2025
- Air Source Under Floor Heating
- Purchaser Input On Specification

- Close To Village Centre & Schools
- Solar PV & MVHR Systems
- STRICTLY BY APPOINTMENT

## Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the centre of the village, just before the cross roads turn right into Heanton Street, which almost doubles back on the main road. Proceed to the top of the hill and turn left, then immediately, at the button roundabout turn right onto Lower Park Road. Proceed along, past the turning to Franklyn Avenue and a little further on, take the next left turn and the development will be found just up the lane. What 3 Words: hints.emulating.embellish

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## Room list:

ALL MEASUREMENTS ARE APPROXIMATE

**Entrance Hall & Stairs to First Floor**

**Cloakroom/ Shower**  
2.75m max x 2.56 max (9'0" max x 8'4" max)

**Kitchen Area**  
4.8 x 3.69 (15'8" x 12'1")

**Dining Area**  
4.63 x 2.68 (15'2" x 8'9")

**Living Area**  
4.77 x 3.69 (15'7" x 12'1")

**Utility Room**  
1.89 x 1.70 (6'2" x 5'6")

**Study**  
4.50 x 2.55 (14'9" x 8'4")

**First Floor Landing & Store Cupboards**

**Main Bedroom**  
5.64 x 3.83 (18'6" x 12'6")

**En Suite Shower**  
4.70 x 1.95 (15'5" x 6'4")

**Bedroom 2**  
3.79 x 3.70 max (12'5" x 12'1" max)

**En Suite Shower (Irregular Shape)**  
3 max x 1.80 max (9'10" max x 5'10" max)

**Bedroom 3**  
5.30 max x 3.5 (17'4" max x 11'5")

**En Suite Shower**  
3.70 x 1.79 (12'1" x 5'10")

**Bedroom 4**  
4.63 x 3 (15'2" x 9'10")

**Family Bathroom**  
3 x 1.86 (9'10" x 6'1")

**Garage**  
5.88 x 3.73 (19'3" x 12'2")

**Off Road Parking**

**Side Garden**

This is an extremely rare opportunity to acquire one of four, brand new high quality, eco friendly, low impact, LIFESTYLE homes situated in a lovely tucked away position, yet only a few minutes walk from the village centre. This exciting new development represents one of the last opportunities to buy a brand new home so close to the village centre (0.2 miles or average of 3 minutes walk). Infill developments in and around this location are all but gone.

Currently under construction with build completion expected for early summer 2025, this is an ideal time to reserve one of these detached, four bedroom homes and EARLY ENGAGEMENT means buyers can choose finishes and upgrades that suit their preference. However, be quick, because as the construction continues this opportunity will pass.

These very well designed homes offer excellent accommodation with a contemporary, open plan design arranged over 2 floors offering light, space and with ease of maintenance in mind. These eco-friendly residences feature anthracite grey double glazing, air source underfloor heating throughout, photovoltaic panels and mechanical ventilation & heat recovery systems providing fresh flited air with reduced levels of allergens. This ensures a good level of sustainability and energy efficiency. With attractive part render and warm Red Grandis treated hardwood cladding to the first floor, anthracite grey soffits, facias and guttering will complete the exterior look complimented by Brazilian green slate and lead roofing .

The rooms flow nicely from the storm porch and good size entrance hall with interconnecting door to the attached garage to the very spacious, open plan kitchen, dining & living room. Here, there are bi-folding doors out onto the patio from both the dining and living areas. Off the kitchen is a very useful utility room with a door to the outside. The separate study can also be used as a TV room and across the hall is a ground floor cloakroom/ shower. To the first floor is a landing with store cupboards and 4 Bedrooms, 3 of which have en suite facilities and there is a family bathroom.

The houses will be generously appointed throughout. Sanitary ware is by Ideal Standard with fittings including walk in showers with rainflow heads. The houses stand on very gently sloping plots with durable block drive/parking to the front, EV charger and garage with automatic door. There will be an easy care landscaped side garden with pedestrian access around. Kitchens include a generous array of built in appliances

Situated in a highly desirable location, being to the village end of Lower Park Road, then it is an easy walk of the village centre and its amenities.

Braunton is considered one of the largest villages in the country and caters extremely well for it's inhabitants. It is itself, ideally located for easy access to the sandy beaches at Saunton and Croyde which are approximately 3 & 5 miles to the west. These beaches are a mecca for avid surfers and water sports enthusiasts from all parts of the country, whilst Saunton also has the renowned golf club with it's two championship courses. Braunton Burrows is a wonderful UNESCO site being one of the largest sand dune systems in the country and offers many square miles of wonderful walks, exercise and dog walking.

The village has a wide range of amenities including primary and secondary schooling, public houses, medical centre, coffee shops and a good number of local shops, stores and restaurants. There is a regular bus service which connects to Saunton and Croyde.

Barnstaple, the main north Devon town, is 5 miles away and connected by the bus service. Here there are excellent shopping facilities in the town centre at Green Lanes and out of town at Roundswell. There are further restaurants and shops, excellent sporting facilities with the new Tarka Leisure Centre, Tarka Tennis and Ten Pin Bowling. The Queens Theatre has an eclectic choice of shows, whilst there is also the Scott's Cinema as well as other leisure facilities for smaller children.

There is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, whilst the Tarka Train Line connects to Exeter in the south which then gives a direct route to London Paddington.

## Services

WATER, ELECTRIC, DRAINAGE

## Council Tax band

NEW BUILD. TBC

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

STRICTLY BY APPOINTMENT.

Do not visit the site without an appointment

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