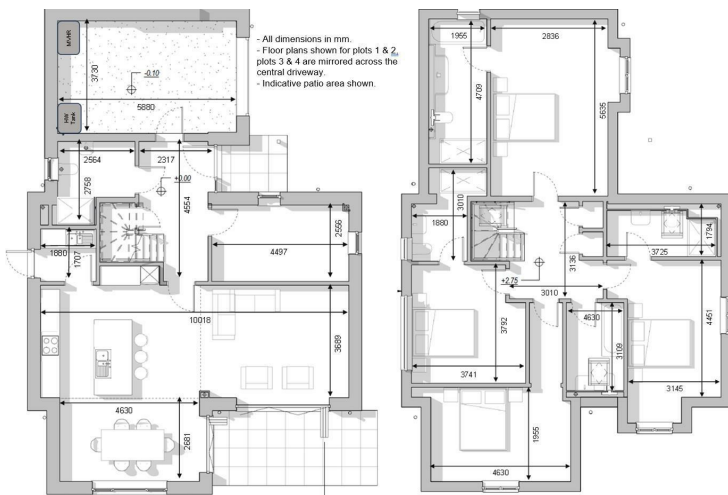




BRAND NEW EXECUTIVE HOMES

ARCADIAN GARDENS Lower Park Road, Branton, EX33 2LH

Prices From

£820,000

- High Quality Eco Friendly Homes
- Build Completion Summer 2025
- Close To Village Centre & Schools
- 4 Double Bedrooms, 4 Bathrooms
- Air Source Under Floor Heating
- Solar PV & MVHR Systems
- Superb Open Plan Accommodation
- Purchaser Input On Specification
- STRICTLY BY APPOINTMENT

Directions

From Barnstaple proceed on the A361 to Branton. 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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a free sales valuation
for your property.

Call 01271 814114

or email branton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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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

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

Ring Phillips Smith & Dunn on

01271 814114



LOCAL AREA:

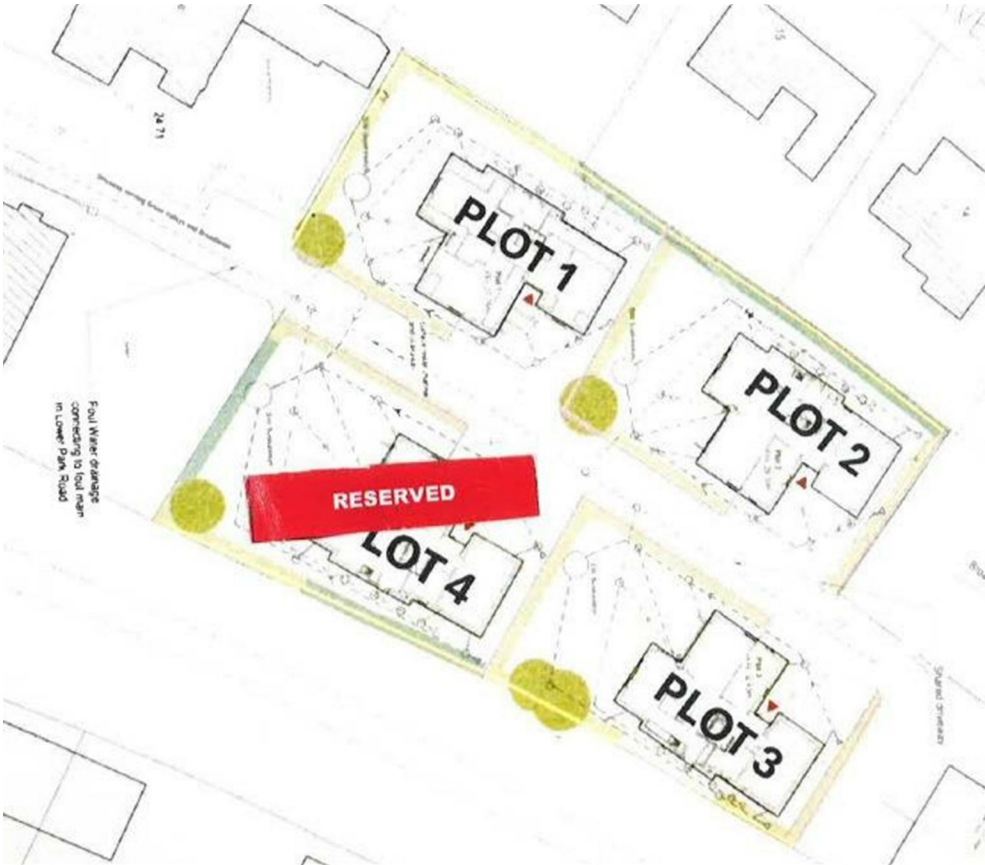
Situated in a highly desirable location, being to the village end of Lower Park Road, then it is an easy walk of the village centre and its amenities.

Branton 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. Branton 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.



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 Bedrom
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 (Irregualr Shape)
3 max x 1.80 max (9'10" max x 5'10" max)

Bedroom 3
5.30 max x3.5 (17'4" max x11'5")

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