



The Oaks, Clyst Hydon, Cullompton

Price Guide £1,250,000





Cullompton, EX15 2NP

COMING SOON – 50% SOLD – NEW PHASE JUST RELEASED

An exceptional opportunity to secure a home within an exclusive gated community of executive, eco-friendly residences, set in the beautiful Devon countryside. Crafted by a highly regarded local developer known for producing high-end homes, this unique development perfectly combines contemporary design with outstanding sustainability.

Each expansive home, ranging from 3,500 to 4,600 sq ft, is built to the highest standards and features air source heat pumps, solar panels, mechanical heat ventilation, and EV charging points, ensuring outstanding thermal efficiency and excellent eco-credentials.

The properties are individually set within private plots of 1 to 7 acres, allowing you to create your ideal outdoor environment, from landscaped gardens to open paddocks. All homes benefit from private electric gates, large mature grounds, and a beautiful stream running through the development, ensuring a peaceful, private setting.

Architecturally striking, the homes feature light-filled, spacious interiors, blending elegant design with natural materials and premium finishes throughout. Each plot is carefully oriented to maximise privacy and individuality, creating a truly bespoke living environment.

This exclusive development is located within easy reach of local amenities, excellent transport links, and the stunning natural beauty of Devon's countryside and coastline.

Each home offers expansive, contemporary accommodation combined with eco-conscious living solutions. Homes come with a 10-year warranty lasting until 2035, providing peace of mind for the future. Part-exchange is also considered, making it even easier to secure your new dream home.

Homes will be ready for occupation from Summer 2025. Early reservations are highly recommended as demand has been extremely strong following the latest phase release. This is a rare opportunity to secure a prestigious home in one of Devon's most desirable settings.

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A Commitment to Sustainability and Efficiency

Each home is built to the highest environmental standards, integrating state-of-the-art eco-friendly technology that ensures both lower energy costs and a reduced carbon footprint. These features include:

Air source heat pumps for advanced climate control

Solar panels for sustainable and cost-effective energy generation

Mechanical heat ventilation for enhanced air quality and energy efficiency

Electric vehicle charging points, future-proofing your home

Exceptional insulation and airtight construction, reducing heat loss and energy waste

Habitat creation not only on-site but also off-site, significantly contributing to carbon capture and biodiversity of the site

Each home is a statement of modern luxury, designed with expansive open-plan living areas, premium finishes, and a seamless indoor-outdoor connection, perfect for enjoying the breathtaking Devon countryside.



The Residences

Plot 3 – The Oaks (4,366 sq. ft.)

Plot 1 – The Willows (4,606 sq. ft.)

A Rare Opportunity – Secure Your Dream Home Today

Each home is covered by a 10-year warranty (valid until 2035), providing peace of mind and long-term security.

Part Exchange Considered – Making Your Move Easy

We understand that buying a new home can be a complex process, which is why part exchange will be considered to make your transition as smooth as possible.

Prices from £1,250,000

For more information on individual plot and land prices, please call the team today.





Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.