



THE  
**ARTISAN**  
COLLECTION

# Fox Mill Gardens

AREA GUIDE



Willand  
Devon  
EX15 2SS

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**Bellway**

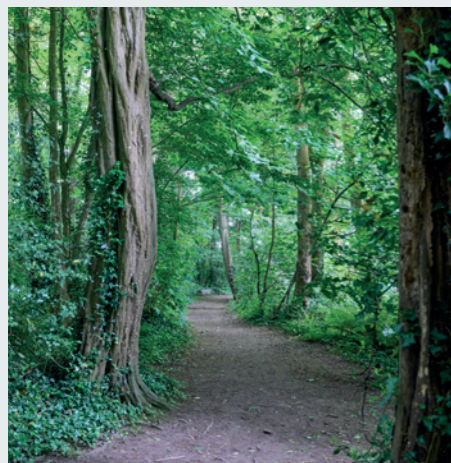


## An idyllic countryside location

BEAUTIFUL HOMES COMPLEMENTED BY A BEAUTIFUL VILLAGE.

Fox Mill Gardens is a planned development of homes in the picturesque village of Willand, Devon. Offering 3, 4 and 5-bedroom homes in a unique location, this development will appeal to a wide range of buyers. Fox Mill Gardens will showcase our stunning Artisan specification, as well as offering plenty of public open space and attractive views.

Built across a variety of styles to the exacting Bellway standard, these homes present a range of features designed to suit modern lifestyles. From open-plan living spaces to en-suite bathrooms and contemporary fitted kitchens, accompanied by either garages, driveways or allocated parking, these homes offer thoughtful design in an ideal location.



## Choose a fine quality of life in Willand

A PRETTY VILLAGE OFFERING COUNTRYSIDE AND CONVENIENCE.

Those looking to commute for work have plenty of choice when it comes to travel, including utilising the convenient local road links and public transport options on offer around Fox Mill Gardens.

Tiverton Parkway train station, which is less than five miles away from the development, provides regular services running to Taunton, around a 12-minute journey, Exeter, which is roughly a 13-minute trip, and Weston-super-Mare, which takes about 40 minutes. Alternatively, those who wish to travel by car can take advantage of Fox Mill Gardens' close proximity to the M5, with junction 27 only a little over three miles away - allowing for swift travel throughout the area.

Regular trips for essentials can be accomplished quickly and with ease as the nearest supermarket to Fox Mill Gardens is less than a mile away - ideal for either walking or travelling by car. For more comprehensive shopping, there are plenty of shopping centres in the area, including the Tivvyhub in Tiverton, the Creedy Centre in Crediton, and the Princesshay Shopping Centre in nearby Exeter.

Willand is also home to a variety of restaurants and eateries, with local cuisine and more exotic options all within a short drive of the development.



Stay active by visiting one of the many leisure centres within driving distance of Fox Mill Gardens, including the Culm Valley Sports Centre and Uffculme Sport and Fitness Centre - both under a 10-minute drive away.

To keep the children entertained, visit one of the many attractions on offer in the area, including Yarak Birds of Prey and Wildwood Escot. Both locations offer plenty to see and do, and offer valuable learning experiences for any animal lovers.

Evening entertainment is in no short supply, either, with Tivoli Cinema in Tiverton and Exeter Northcott Theatre both offering wonderful films and shows throughout the year.

Parents of young children looking to make a home at Fox Mill Gardens will have a variety of options available when it comes to education, as the development has several highly regarded schools within just a short drive. Uffculme School and Uffculme Primary School are both little more than a five-minute drive away from Fox Mill Gardens, while St Andrew's Primary School and Halberton Primary School are under three miles away.

Further education is also available to residents of the development, as the Cullompton Community College campus is less than 10 minutes' drive away. For university students, the University of Exeter is within easy reach, with a whole host of campuses around 30 minutes away by car.





## How to find us

