

Indio Fields Bovey Tracey, Devon

Set within the grounds of a private listed mansion on the edge of Dartmoor, a small development of 4 bedroom homes, close to the centre of this thriving Devon town.

Idyllic country living







Welcome to Indio Fields

Indio Fields, in the historic town of Bovey Tracey, Devon, on the edge of Dartmoor is our latest beautifully thought out Strongvox development.

Founded in 2004, we've worked hard to create our reputation for delivering exceptional, beautifully designed homes in wonderful West Country locations. We build an average of 150 homes a year, which means we can keep an eye on the detail for every house we build – and that's important to us. Considerate of local architecture and design influences, our sites are sympathetic to their surroundings with every house displaying individuality. We pay great attention to detail and our appreciation of traditional design and materials echoes throughout our new homes, setting us apart from bigger developers. We don't just build the same houses everywhere.



Bovey Tracey Recreation Ground (directly opposite Indio Fields)



Exeter Cathedral



Ashburton

“We are very excited to be building such an elegant development in Bovey Tracey – one of Devon’s most idyllic towns. The design and specification of our homes are perfectly suited to the area.”



Toby Ballard

Managing Director, Strongvox Homes





The very best of Devon

Indio Fields in Bovey Tracey is surrounded by idyllic countryside which forms a gateway to the eastern side of Dartmoor national park to explore its wildly beautiful landscape of rolling hills and ancient granite tors.

Nearby Newton Abbot station easily connects to Exeter and Plymouth to search out charming markets, boutique shopping, and quaint cafés. Enjoy days out on the unspoilt beaches of South Devon and South Hams by car via the nearby A38. Head north for serene trails and exhilarating outdoor activities at Haldon Forest or a scenic drive to the charming coastal town of Topsham, with its maritime heritage, vibrant waterfront, and delightful eateries. The regional capital, Exeter, its gothic Cathedral, vibrant centre and popular Quayside retains an interesting mix of architecture, history and leisure with eclectic bars, restaurants, cafés and a varied retail choice. Excellent onward connections on the M5, mainline rail travel plus Exeter International Airport for destinations further afield.



Topsham, Exe Estuary



Exeter City Centre



Parke, National Trust leading to Dartmoor

Exeter to London (train)	approx 2 hours 30 min
Newton Abbot to Exeter (train)	19 min
Newton Abbot to Plymouth (train)	38 min
Bovey Tracey to Newton Abbot Railway Station (car)	15 min
Bovey Tracey to Exeter City Centre (car)	32 min
Bovey Tracey to Exeter Airport (car)	25 min



EXETER INTERNATIONAL AIRPORT →

5
EXETER

IKEA EXETER

TOPSHAM

M5

6

A30

HALDON FOREST PARK

8

A38

DARTMOOR



3

2

1

BOVEY TRACEY

DAWLISH

STOVER

4

TEIGNMOUTH

RIVER TEIGN

ASHBURTON

NEWTON ABBOT

7

TORQUAY



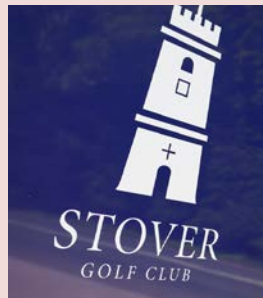
1. Street scene at Indio Fields



2. Bovey Tracey High Street



3. Parke, National Trust



4. Stover Golf Club



5. Exeter, Princesshay Shopping



6. Topsham



7. Newton Abbot Railway Station



8. Haldon Forest Park



Bovey Tracey Dartmoor, Devon

Indio Fields is idyllic country living. A select development, set within the extensive gated grounds of a private listed building, of only 15 beautifully designed 4 bedroom new homes. Built to the highest standards each home combines the advantages of modern living with traditional finishes. Retaining a welcome feeling of space, considerate of the local surroundings and heritage whilst promoting comfortable, community living. Bovey Tracey is a vibrant, artistic town on the edge of Dartmoor with excellent amenities and access to Exeter and South Devon. Opposite **Indio Fields** is the recreation ground with outdoor heated swimming pool, tennis courts, cricket and bowling club. Round of golf? Stover Golf Club is nearby, or maybe head out on a gravel ride to Dartmoor, a leisurely stroll to the high street independents to savour delicious cuisine and creative atmosphere or continue on to the 'Parke' - a peaceful National Trust estate and haven of natural beauty with Dartmoor.

For families, Bovey Tracey Primary school has an excellent reputation as does the nearby Stover School - a leading independent co-educational day and boarding school.

Bovey Tracey Primary School (walk)	10 min
Parke (walk)	10 min
Stover Golf Club (car)	11 min
Exeter (car)	11 min
Dartmoor (cycle)	35 min
Newton Abbot Railway Station (car)	15 min



Indio Fields

House Types

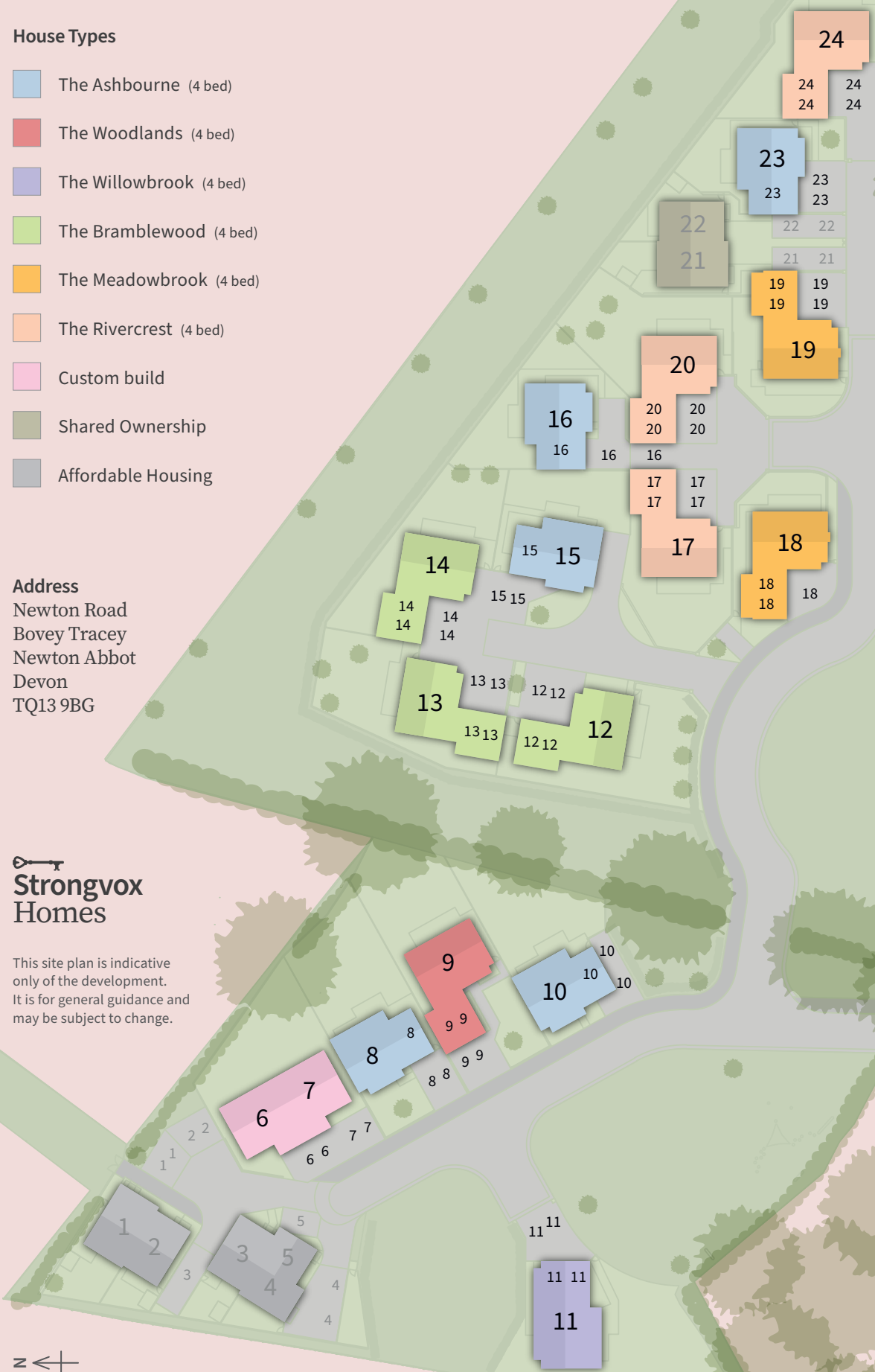
- The Ashbourne (4 bed)
- The Woodlands (4 bed)
- The Willowbrook (4 bed)
- The Bramblewood (4 bed)
- The Meadowbrook (4 bed)
- The Rivercrest (4 bed)
- Custom build
- Shared Ownership
- Affordable Housing

Address

Newton Road
Bovey Tracey
Newton Abbot
Devon
TQ13 9BG

Strongvox Homes

This site plan is indicative only of the development. It is for general guidance and may be subject to change.

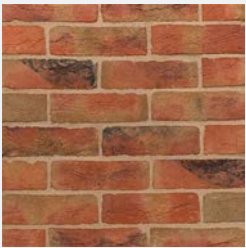




Computer generated street scene and plot images of Indio Fields, Bovey Tracey

External finishes

The finish of each home at Indio Fields is carefully considered. We build using a variety of sympathetic finishes, either individually or in combination, which are paired with a tiled roof and complemented by white windows. Please consult with our Sales Advisor for specific plot finishes.



Olde Autumn Antique Brick





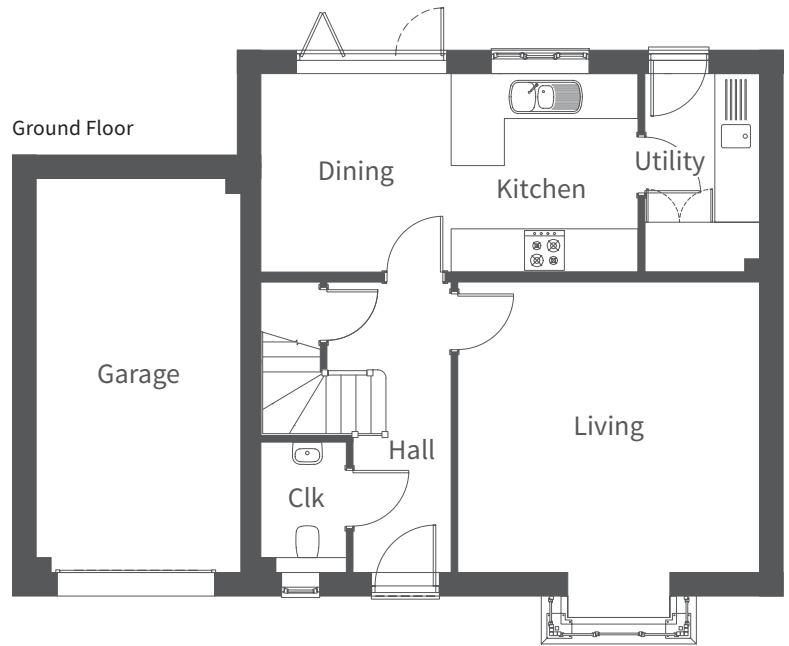
The Ashbourne

4 bedroom home | Plots 8, 10, 15, 16 & 23*

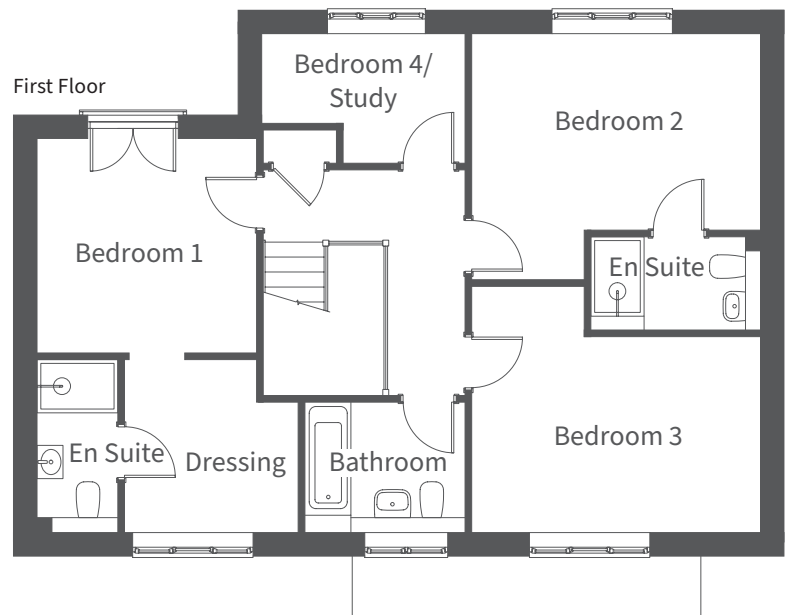
The Ashbourne is a four-bedroom detached home of impressive proportions. The entrance hall leads to all the principal ground floor rooms and cloakroom. There is a generous living room with bay window to front and a kitchen diner which has wide bi-fold doors to the rear garden for those days when you want to bring the outside inside. The utility room off the kitchen also has a rear door to the garden for those muddy feet or paws. The turning staircase to the first floor leads to the landing with linen cupboard and access to the study/bedroom four and bedrooms, two of which are en-suite whilst the master also has a dressing room. The family bathroom completes the first-floor accommodation in this extremely well-appointed home. A single garage and parking are provided.

NOTE: Plot 10 is featured in the above CGI / floor plans. Plot 23 does not feature a Juliette window to Bed 1 and has a window to Bed 2's en-suite

Ground Floor	Millimetres	Feet / inches
Living	4510 x 4340	14'10" x 14'3"
Kitchen / Dining	5645 x 2955	18'6" x 9'8"
Utility	2955 x 1700	9'8" x 5'7"
Garage	5920 x 3075	19'5" x 10'1"



First Floor	Millimetres	Feet / inches
Bedroom 1	3275 x 3195	10'9" x 10'6"
Dressing	2610 x 2575	8'7" x 8'5"
En-suite 1	2575 x 1190	8'5" x 3'11"
Bedroom 2	4315 x 3710	14'2" x 12'2"
En-suite 2	2525 x 1400	8'3" x 4'7"
Bedroom 3	4315 x 3675	14'2" x 12'1"
Bedroom 4 / Study	3030 x 1920	9'11" x 6'4"
Bathroom	2405 x 1920	7'11" x 6'4"



NOTE: Other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.

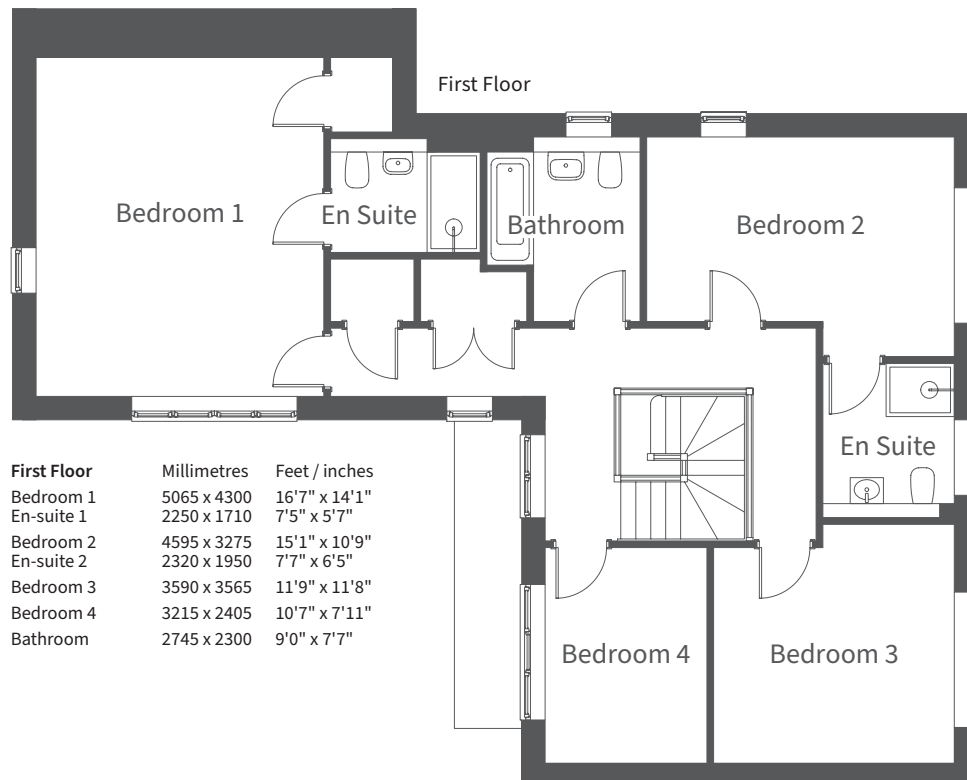
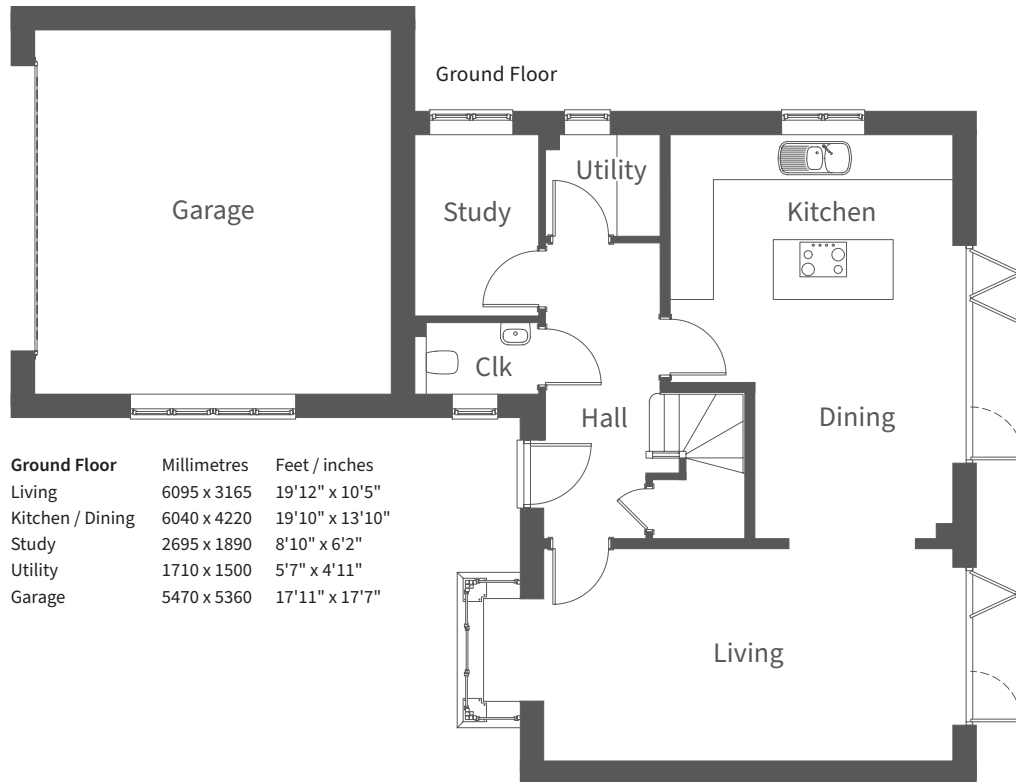


The Woodlands

4 bedroom home | Plot 9

The Woodlands is an imposing family home with four bedrooms, a double garage, a study and a spectacular open-plan living area at its heart. The large hallway leads to the utility room, cloakroom and study and the dual aspect lounge/ dining and kitchen area which has two sets of bi-fold doors to the garden as well as a bay window to the front. To the first floor, the landing provides a large linen cupboard and access to the family bathroom as well as the four bedrooms, of which two are en-suite with the master also providing built-in storage. A double garage and parking for two cars are provided.

NOTE: Plot 9 is featured in the above CGI / floor plans



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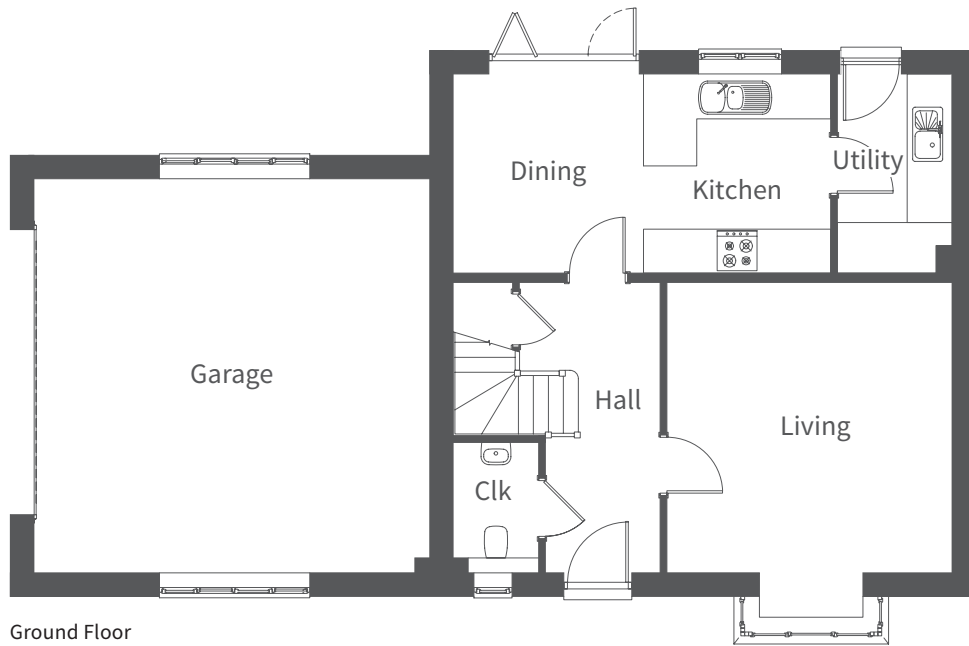


The Willowbrook

4 bedroom home | Plot 11

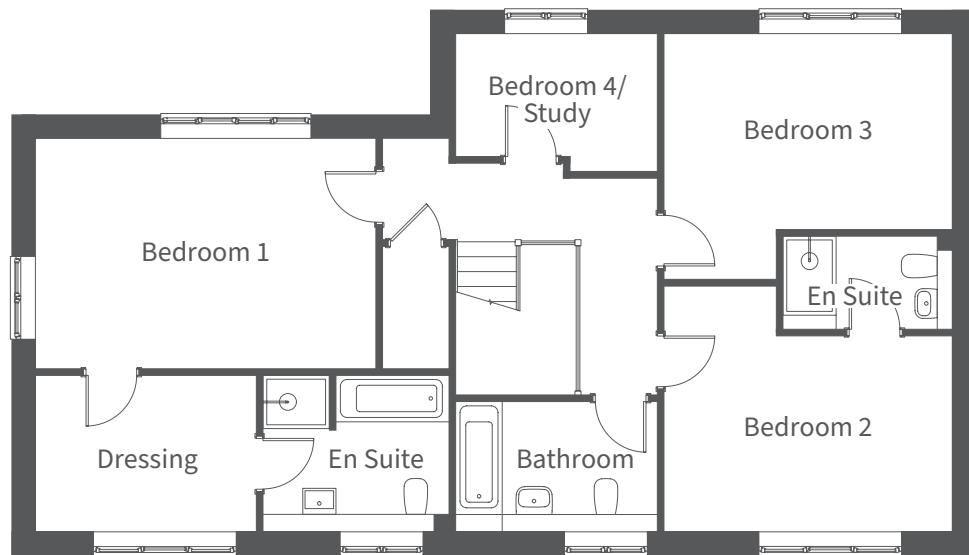
The Willowbrook is a substantial detached home with versatile accommodation across two floors plus a double garage and parking. The hallway gives access to the bay-fronted lounge, cloakroom and large open plan kitchen diner with bi-fold doors to the rear garden as well as the separate utility room. The turning staircase leads to the first floor and the family bathroom and study/bedroom four, as well as the master bedroom with en-suite and large dressing room and bedroom two, which also has its own en-suite facilities. A double garage and two parking spaces are provided.

NOTE: Plot 11 is featured in the above CGI / floor plans



Ground Floor

Ground Floor	Millimetres	Feet / inches
Living	4340 x 4260	14'3" x 13'12"
Kitchen / Dining	5645 x 2955	18'6" x 9'8"
Utility	2955 x 1700	9'8" x 5'7"
Garage	5950 x 5920	19'6" x 19'5"



First Floor

First Floor	Millimetres	Feet / inches
Bedroom 1	5100 x 3440	16'9" x 11'3"
Dressing	3300 x 2330	10'10" x 7'8"
En-suite 1	2800 x 2330	9'2" x 7'8"
Bedroom 2	4310 x 3670	11'10" x 9'7"
En-suite 2	2520 x 1400	8'3" x 4'7"
Bedroom 3	4310 x 3670	14'2" x 12'0"
Bedroom 4 / Study	3035 x 2025	9'11" x 6'8"
Bathroom	3035 x 1935	9'11" x 6'4"

NOTE: Other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.

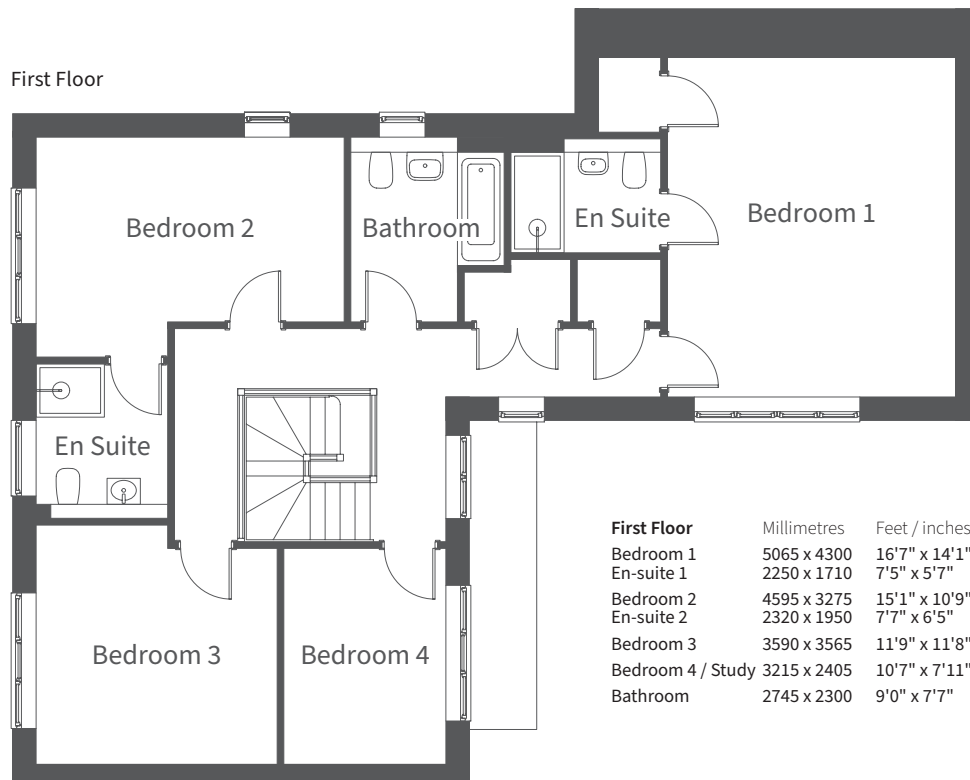
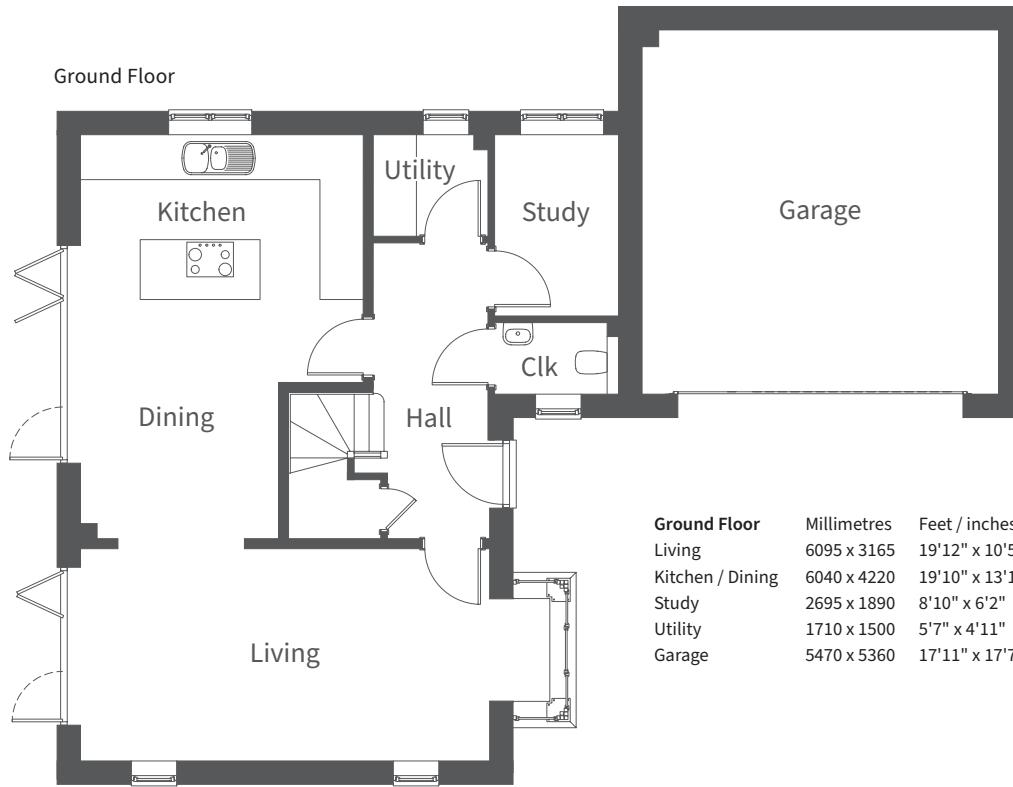


The Bramblewood

4 bedroom home | Plots 12, 13 & 14

The Bramblewood is an imposing family home with four bedrooms, a double garage, a study and a spectacular open-plan living area at its heart. The large hallway leads to the utility room, cloakroom and study and the dual aspect lounge/ dining and kitchen area which has two sets of bi-fold doors to the garden as well as a bay window to the front. To the first floor, the landing provides a large linen cupboard and access to the family bathroom as well as the four bedrooms, of which two are en-suite with the master also providing built-in storage. A double garage and parking for two cars are provided.

NOTE: Plot 12 is featured in the above CGI / floor plans



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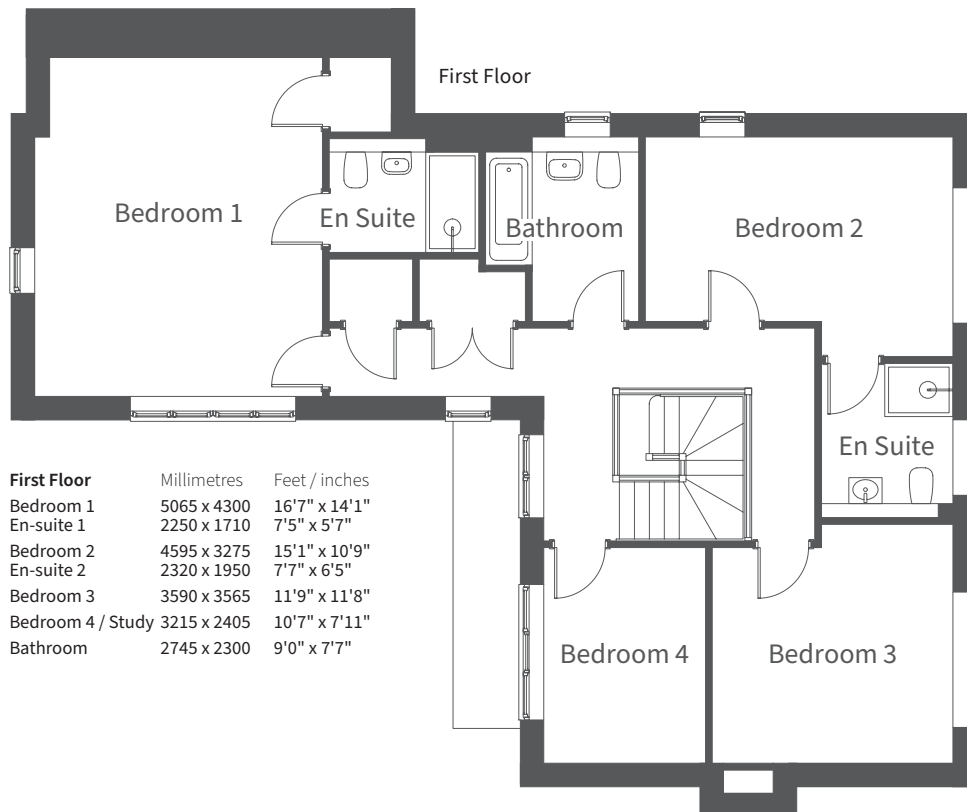
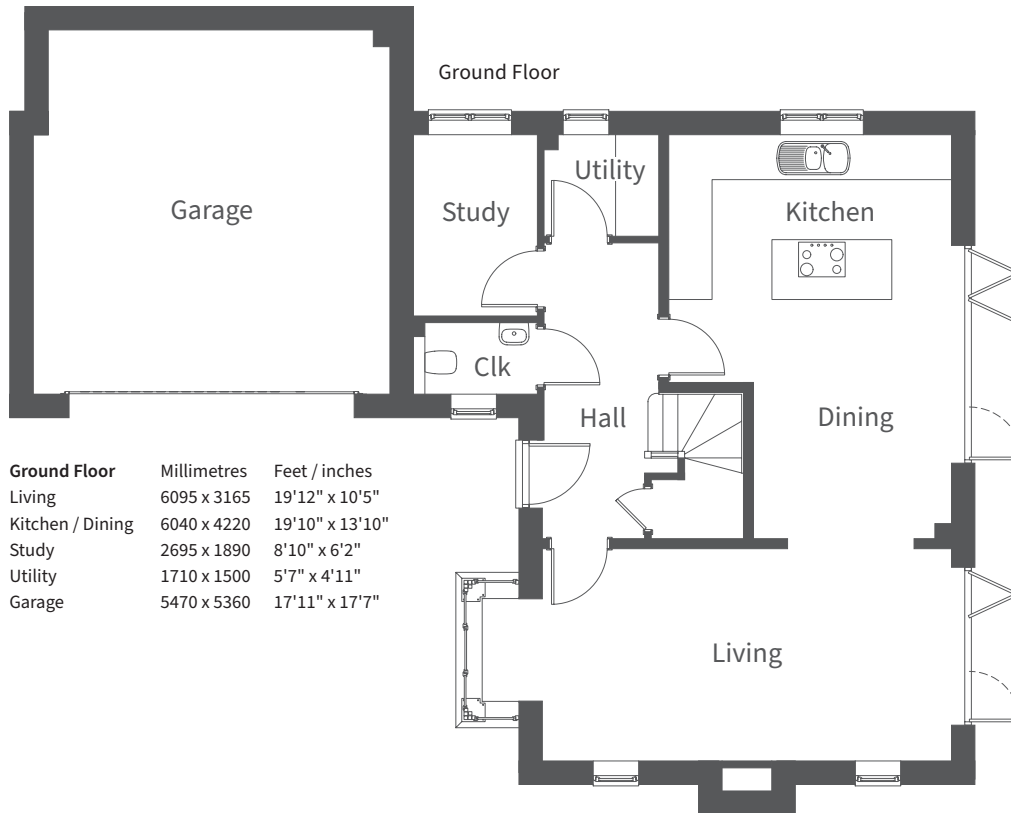


The Meadowbrook

4 bedroom home | Plots 18 & 19

The Meadowbrook is an imposing family home with four bedrooms, a double garage, a study and a spectacular open-plan living area at its heart. The large hallway leads to the utility room, cloakroom and study and the dual aspect lounge/ dining and kitchen area which has two sets of bi-fold doors to the garden as well as a bay window to the front. To the first floor, the landing provides a large linen cupboard and access to the family bathroom as well as the four bedrooms, of which two are en-suite with the master also providing built-in storage. A double garage and parking are provided.

NOTE: Plot 18 is featured in the above CGI / floor plans



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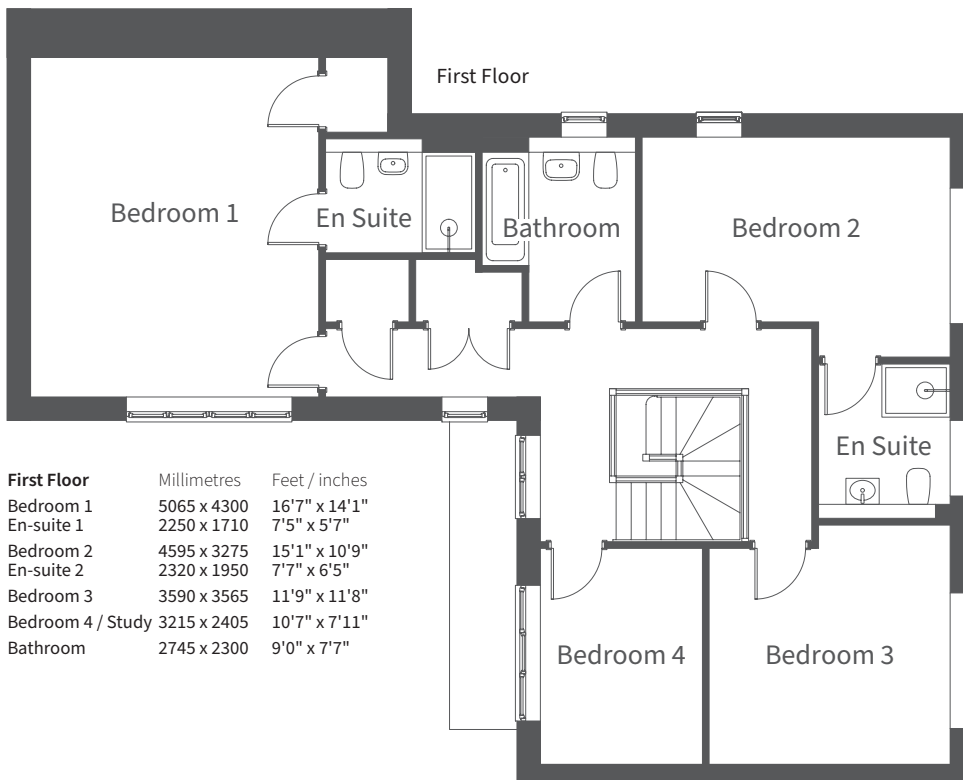
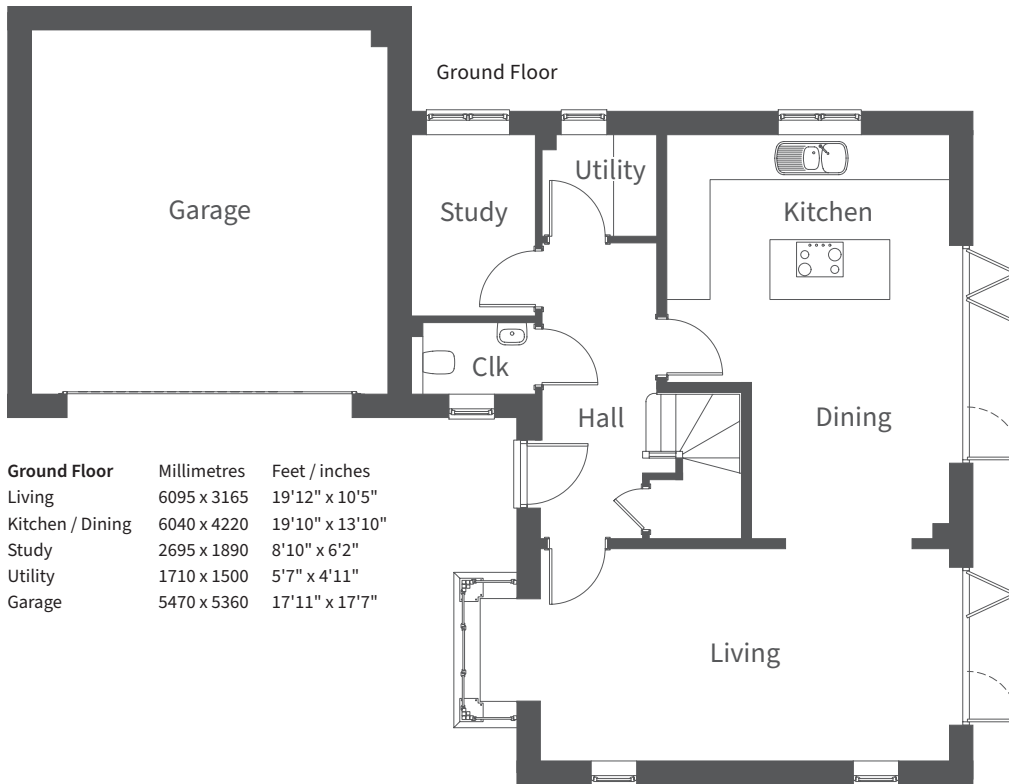


The Rivercrest

4 bedroom home | Plots 17, 20 & 24

The Rivercrest is an imposing family home with four bedrooms, a double garage, a study and a spectacular open-plan living area at its heart. The large hallway leads to the utility room, cloakroom and study and the dual aspect lounge/ dining and kitchen area which has two sets of bi-fold doors to the garden as well as a bay window to the front. To the first floor, the landing provides a large linen cupboard and access to the family bathroom as well as the four bedrooms, of which two are en-suite with the master also providing built-in storage. A double garage and parking for two cars are provided.

NOTE: Plot 24 is featured in the above CGI / floor plans. Plots 17 & 20 have no side windows to the living room.



NOTE: Other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.





High specification

Every aspect of the final specification has been thought about with you in mind, from the traditional design, to the practical benefits of modern living. Duravit taps complete the sanitary ware which is complemented by stylish wall tiling. Every detail has been considered, because we know how important the finishing touches are to making a home.

Kitchen

- Choice* of fully fitted kitchen units with ample wall and floor cupboards
- Choice* of profile worktops with matching up-stands
- Eye level stainless steel double ovens with induction hob and hood extractor
- Stainless steel/glass splash back* behind the hob
- Stainless steel 1½ bowl sinks with chrome monobloc mixer tap
- Integrated fridge/freezer and dishwasher
- Recessed down lights

Utility

- Complementing fitted kitchen units with profile worktops
- Stainless steel 1 bowl sink with chrome monobloc mixer tap
- Space and plumbing for washer/dryer
- Recessed down lights

Bathroom, En-suite and Cloakroom

- Duravit sanitary ware in white with stylish Duravit taps
- Concealed cisterns together with wall hung toilet
- Full height tiling to en-suite shower, plus a concealed thermostatic shower valve with low profile resin stone shower tray
- Full height tiling around bath, plus shower and bath screen
- Half height tiling to basin and toilet when situated on the same wall (splash back tiling behind basin when not on the same wall, includes cloakroom)
- Saneux Aqua Maison gloss white side panel to bath
- Thermostatically controlled radiators and heated chrome Towelrad 'Pisa Plus' towel rails to en-suite and bathroom
- Recessed down lights

Decoration and Internal Finish

- Smooth white emulsion finish to walls and ceilings
- White cottage style internal doors
- Front door with multi point locking system

Electrical Installation

- BT points fitted to:
 - Cupboard in hall or understairs for broadband router
 - Hall and study
- Power sockets with USB points fitted to living room, kitchen, bedroom 1 and study
- TV points to living room and bedrooms 1 and 2
- Mains operated smoke alarm with battery backup
- Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom
- EV charging point provided

Energy Efficiency, Heating and Insulation

- Vaillant air source heat pump heating system
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows
- Cavity wall and loft insulation installed to building regulation standards
- Energy Performance Certificate provided for each home

External Finishes

- External tap provided
- Front lawns either laid to turf or shrubs (dependent on planning)
- Rear gardens rotavated, top soiled and fenced
- Patios and paths laid in paving slabs (in line with planning)
- All garages are integral with power and lighting

Premier Guarantee

- Each of our homes are independently surveyed during the course of construction by Premier Guarantee who will issue their 10 year Warranty Certificate upon structural completion of the property

*Subject to build stage.

PLEASE NOTE: Specification is subject to change if product becomes unavailable.

The Key to Fine Living

At Strongvox Homes, we are building a reputation for our beautifully crafted West Country homes. With scrupulous attention to detail – from site planning and individual house design, through to quality craftsmanship and superior finished décor – our houses are places you'll be proud to call home.

We are a small and highly experienced team who take pride in constructing beautifully designed homes that we each know personally. Founded in Taunton in 2004, we have created just over 30 developments to date and we build about 200 new homes each year. We are small enough to keep our eyes on every aspect of our work and local enough to know and understand each of the communities in which we build. From conception to completion, our approach sets us apart:

Every Strongvox Homes development is sympathetic to its surroundings and considerate to the local architecture and the community.

Every Strongvox home displays individuality in its styling and is constructed using carefully selected naturally weathering materials. You'll love our variety of exterior finishes that make our homes different and set them apart.

Inside every Strongvox home, to make your buying decision more straightforward, you'll discover a whole range of features which, unlike the bigger developers, we include as standard: superior fully fitted kitchens with soft close doors and appliances, recessed ceiling down lights, upmarket cottage style doors, high quality bathroom furniture and brassware, chrome heated towel rails, to name but a few.

In short, we provide you with a beautiful home whilst making the whole buying process as simple as possible, plus we've various incentives including **PartExchange** and **AssistedMove** to make buying a Strongvox home even easier.



Three further incentives to choose to make buying a Strongvox home easier:



PartExchange

If you've seen your perfect home but haven't sold your existing property, **PartExchange** could allow you to reserve and secure it, with no Estate Agent fees to pay and we'll buy your current house so you can get moving.*



AssistedMove

Let us do the work! With **AssistedMove** we take away the pressures of moving home. We'll help you choose a new home that's right for you and then we handle all aspects of selling your current home.*

*Subject to terms and conditions



Home Builders Federation

Strongvox are proud to be members of the **Home Builders Federation**, the representative body of the house building industry in England and Wales. The HBF member firms account for 80% of all new homes built in England and Wales every year.



Inspirations

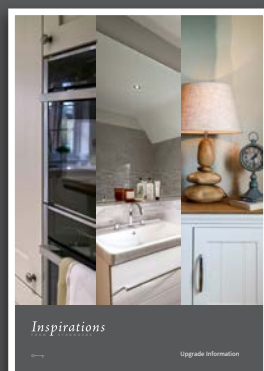
FROM STRONGVOX



Be inspired by our range of extras on offer to personalise your dream home...

Style your home your way with beautiful fixtures and fittings from our *Inspirations* range.

For the full list of *Inspirations* relevant to your home, please speak to your Sales Advisor early in the buying process. All extras are subject to build stage.



Our Customer Charter

At Strongvox, we take pride in delivering exceptional service to all of our customers. We understand that our success is directly linked to the satisfaction of our customers, which is why we have developed a comprehensive Customer Charter. We have three core principles: transparency, communication, and quality. In the unlikely event that things go wrong, you have the reassurance of knowing that we subscribe to the Consumer Code for Home Builders scheme, which sets high standards for its members to adhere to.



Trained and knowledgeable staff will be on hand throughout your purchasing journey to make your move as smooth as possible



We are available to answer any questions and here to help you personalise your new home with selections from our Standard Choices and *Inspirations* ranges



You will be kept fully informed about the progress of your purchase



You will be provided with health and safety advice to minimise the risk of danger during construction of your new home



Your new home is covered by a 10 year structural warranty and we will provide you with information about the cover



You will be provided with information about our after sales service. Our aim is to deal effectively and efficiently with both routine service matters and any emergencies



All aspects of your new home will be fully demonstrated to you before you move in



You will be provided with details of who to contact if you believe we have not fulfilled our Charter commitments.

We want you to enjoy your journey and love living in a Strongvox home for many years to come. From the moment you get the keys to your new home, we're on hand to help with any issues you encounter.


Contacting Customer Care

Telephone: 01823 446194

Email: customercare@strongvox.co.uk

www.strongvox.co.uk/customer-care





“I just wanted to say a huge thank you for the goodwill you offered in order for us to secure our home. Now we are in and the realisation has sunk in a little more that we are actual homeowners I wanted to share my gratitude for all those who made it a possible. The flat is everything I could have wished for and more.

All the people who work at Strongvox have made this process easy and enjoyable and I have nothing but good things to say about the whole process.”

Louise – Laurel Hill, Cribbs causeway, September 2023



Indio Fields
Bovey Tracey, Devon

Address Newton Road, Bovey Tracey, Newton Abbot, Devon TQ13 9BG

Email indio@strongvox.co.uk

These particulars have been prepared in good faith to give a fair overall view of the property and details may vary from time to time. It should not be assumed that any contents/furnishings/furniture etc photographed or illustrated including the Computer Generated Images in these particulars are included in the sale. Any distances referred to are given as a guide only and are not precise. The information in these particulars does not constitute any part of a contract or warranty.
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