



1 Southbrook Grove



# 1 Southbrook Grove

, Cranbrook, Devon, EX5 7LG

Exeter 7 Miles Ottery St Mary 5 Miles Honiton 10 Miles

A stunning brand-new 4 bedroom family home that will be finished to an exceptional standard throughout offering spacious accommodation of over 3000 sq ft with a double garage and driveway parking.

- Ready to move into
- 2 Ensuites
- Utility Room
- South Facing Garden
- EPC B Rating
- 4 Double Bedrooms
- Open Plan Kitchen/Dining Room
- Double Garage
- Large games room
- Council Tax Band: To be confirmed

Guide Price £850,000

## SITUATION

The exclusive development is situated along a quiet lane, on the edge of the new town of Cranbrook with easy access to the City of Exeter. There are facilities available within Cranbrook including schools, a local shop, coffee shop and Supermarket. The town of Ottery St Mary is approximately 6 miles and provides a good range of day to day shops and facilities as well as a Sainsburys supermarket. Exeter International Airport is within easy reach as are the major routes accessing the county and beyond (M5/A30/A38). The Cranbrook railway station is conveniently located and is on the London Waterloo line.

## DESCRIPTION

Located at the end of a quiet lane is this impressive development of 8 brand new detached homes, that will be finished to an exceptional standard throughout. Situated at the beginning of the development is this impressive family home with a large double garage and a good-sized garden.



## ACCOMODATION

From the driveway a door opens into a large entrance hall with an open ceiling looking up to a galleried landing on the first floor. Ahead and to the right, you will find the sitting room with doors that open out into the garden and next to it a separate study. To the left, walk through to a spacious open plan kitchen/dining/snug room fitted with a range of integral appliances along with a central island and separate utility room. From here bi-folding doors lead into the large garden. The whole of the ground floor also has the benefit of underfloor heating throughout.

A spacious galleried landing overlooks the elegant entrance hall, creating a sense of openness. The first floor offers 4 generously sized double bedrooms, 2 with the benefit from en-suites. Additionally, 2 family bathrooms ensuring ample facilities for family and guests. You will also find a large room over the garage that could also be used as an office or games room if desired.

## GARDENS

To the front is a large driveway providing parking for a number of vehicles leading to a double garage and to the rear a good sized garden laid to lawn.

## SERVICES

Council tax band: TBC

At the point of completion the utilities will be; Mains electric and water.

At the point of completion the drainage will be; Shared private drainage system into a Septic Tank shared between the 8 properties

At the point of completion; Underfloor heating, and air source heat pump.

Broadband speed up to 47 Mbps. Mobile coverage from EE, O2 and Vodaphone likely.

Tenure: Freehold

## DIRECTIONS

From Junction 29 of the M5 motorway, proceed on the A30 eastwards, turning off at Exeter Airport. Follow the signs to Cranbrook along London Road. Soon after the Jack in the Green pub, turn left into Southbrook Lane and the entrance to the development is on the left hand side.

## AGENTS NOTE

SAP and Building Regs sign off, due upon completion of build.


All viewings to be booked and accompanied by a member of staff for Stags.

Please note that some of the images have been digitally staged.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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