



7, Southbrook Grove





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Southbrook Lane, Cranbrook, Exeter, Devon EX5 7LG  
Exeter 7 Miles Ottery St Mary 5 Miles Honiton 10 Miles

An exceptional brand-new four-bedroom family home, offering over 3,400 sq ft of well-designed living space. Finished to a high specification throughout, the property features spacious accommodation ideal for modern family life, complete with a integral garage and ample driveway parking.

- Open Plan Kitchen/Dining Room
- 4 Bedrooms
- Dressing Room
- 2 Ensuites
- Study
- Spacious Loft Room
- Integral Garage
- Large Garden
- Council Tax Band: To Be Confirmed
- Freehold

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

Set at the end of a quiet lane, this impressive development comprises eight brand-new detached homes, each finished to an exceptional standard throughout.



## ACCOMODATION

The ground floor of the property features a spacious open plan kitchen and dining area complete with a central island and a range of integrated appliances, ideal for both every day living and entertaining. A separate utility room provides added convenience. The property also offers a generously sized sitting room, a separate study along with internal access to the integral garage.

On the first floor, a spacious landing leads to four double bedrooms, two of which feature en-suite bathrooms and walk-in wardrobes. A stylish family bathroom and an additional dressing room complete the accommodation on this level. A staircase leads up to a generously sized loft room on the second floor, offering flexible additional living space.

## OUTSIDE

To the front, a generous driveway provides ample parking for multiple vehicles and leads to an integral garage. To the rear, there is a well-sized garden, mainly laid to lawn, offering a great space for outdoor enjoyment.

## 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 Vodafone 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.

## AGENT 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.

Some photos in these details may be from another near identical plot.

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.



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