



7 Three Horse Shoes,





# 7 Three Horse Shoes,

Branscombe, Seaton, Devon EX12 3BR

Branscombe 2 miles; Honiton 7 miles; Axminster 9.5 miles;

A newly built, four-bedroom detached home featuring an integral garage, ample off-street parking, and generously sized gardens

- Build Zone 10 year warranty
- Kitchen / diner
- Four bedrooms (2 e/s)
- Integral garage & parking
- Large gardens
- Exclusive new build development
- Freehold
- Council Tax TBC

Guide Price £680,000

## SITUATION

Situated just north of the historic village of Branscombe, this property enjoys convenient access to the A3052 coast road. Branscombe, a picturesque village in East Devon's stunning Area of Outstanding Natural Beauty, lies on the celebrated Jurassic Coastline, a UNESCO World Heritage site. Renowned for its expansive pebble beach, scenic walks, towering cliffs, and dramatic landscapes, Branscombe offers a charming lifestyle. The village features two welcoming public houses, a beautiful parish church, and a primary school. For families, the highly regarded Colyton Grammar School is easily accessible.

The bustling market town of Honiton, just 7.1 miles away, provides a variety of shops, schools, and sports facilities, along with a mainline train station connecting Exeter to London Waterloo. For broader amenities, the city of Exeter offers a vibrant array of shopping, leisure, and cultural opportunities, as well as excellent transport links via the M5 and an international airport.





**DESCRIPTION**

This is a rare opportunity to purchase a premium, detached four-bedroom family home within an exclusive new development set in the East Devon countryside. Designed with a perfect balance of traditional charm and modern practicality, Plot 7 offers spacious and functional living for the whole family.

The property features a carefully planned layout with four generously sized bedrooms located on the first floor. Two of the bedrooms benefit from private en-suite bathrooms, while the remaining rooms share a well-appointed family bathroom. This thoughtful arrangement ensures comfort and convenience for all members of the household.

The ground floor is dedicated to open-plan living, providing a versatile space ideal for family life and entertaining. The contemporary kitchen, dining, and living areas flow seamlessly, creating a bright and inviting environment. The design maximizes practicality without sacrificing comfort, offering ample space for daily routines and social gatherings alike.

This home is distinguished by its high-quality finishes and attention to detail, combining timeless aesthetics with the functionality required for modern living. It's a property that blends character with contemporary convenience, making it well-suited to a variety of lifestyles.

Additionally, there is planning permission in place for a sunroom on the west elevation, offering the potential for additional living space to suit your future needs.

Plot 7 represents an exceptional opportunity to secure a well-designed, spacious home in a desirable countryside location, perfect for modern family living

**OUTSIDE**

The property features ample parking to the front, with space for several vehicles in addition to the integral garage.

To the rear, the garden is designed for both relaxation and practicality. A patio area provides an ideal space for outdoor dining and entertaining, while the remainder of the garden will be predominantly laid to lawn, offering a low-maintenance and versatile outdoor area for family enjoyment.

**SERVICES**

The property is equipped with mains electricity and water, along with shared private drainage. Heating is provided by a gas-fired central heating system.

Connectivity options include both standard and ultrafast broadband, while mobile coverage is likely available through providers such as Three, EE, O2, and Vodafone, as indicated by Ofcom.

Flooring throughout the property can be selected by the purchaser and is included in the purchase price, subject to negotiation, allowing for a personalised finishing touch to the home.

**DIRECTIONS**

From Exeter, take the A3052 heading east for approximately 15 miles, passing through Newton Poppleford, Sidford, and The Donkey Sanctuary. The development is located on the left-hand side after Seaton Road and can be easily identified by a Stags sign.



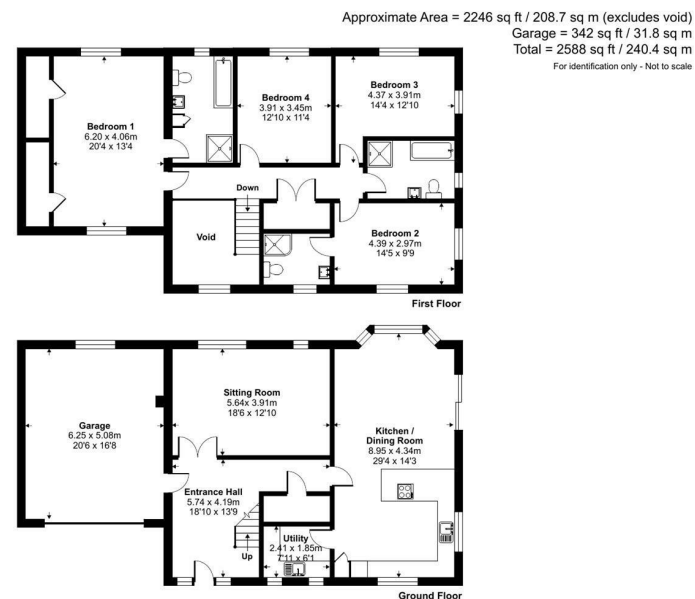
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Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885



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