



58 Meadow Acre Road



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Gittisham, Honiton, EX14 3FE

Honiton Station 2.7 miles; A30 0.8 miles; Exeter Airport 13 miles

A detached modern family home on the popular Hayne Farm development.

- Modern Family Home
- No Onward Chain
- Private Driveway
- Remainder of NHBC Warranty
- EPC B
- Detached
- Single Garage
- Enclosed Rear Garden
- Freehold
- Council Tax Band D

Guide Price £367,500

58 Meadow Acre Road was built in 2020 and forms part of the sought-after Hayne Farm development on the outskirts of Honiton. The historic market town offers an excellent range of day-to-day facilities including shops, schools, restaurants, public houses, a Tesco superstore, leisure centre with swimming pool and a mainline railway station providing a regular service to London Waterloo. The nearby picturesque village of Gittisham offers a warm and welcoming community, centred around a vibrant village hall and an historic parish church. The village is well connected with a local bus service, while nearby attractions include the renowned Michelin-starred restaurant, The Pig at Combe. Also close at hand are Heron Farm, The Combe Garden Centre and a choice of excellent farm shops and eateries, ensuring a wonderful balance of rural charm and convenience. The property is well connected to the A30 which provides swift access to the M5 motorway and the Cathedral City of Exeter, with its extensive cultural, educational and retail opportunities.

This attractive detached home offers well-proportioned accommodation and is presented to a high standard throughout, perfect for any modern family. The ground floor comprises an entrance hallway with cloakroom, a well-appointed kitchen/dining room with integrated appliances, and a generous sitting room at the rear with patio doors leading out to the garden. On the first floor, the principal bedroom benefits from an en suite shower room, complemented by two further bedrooms and a family bathroom.

Outside, the property is enhanced by an attractive low-maintenance garden with a patio, ideal for outdoor dining, an area of gravel with planted borders and a useful summer house to the rear. There is access via a side gate to a detached single garage with side door to garden and private driveway in front with parking for two cars.

All mains services connected. Gas central heating. Built of modern timber frame construction by reputable developers Baker Estates. Standard, Superfast and Ultrafast broadband available. Good mobile signal outdoor and in home with all major networks (Ofcom, 2025). As with most modern developments we understand there to be an estate maintenance fee payable of approx £97 half yearly. There are restrictive covenants on the title.

What3Words: ///kilowatt.enjoys.shifters





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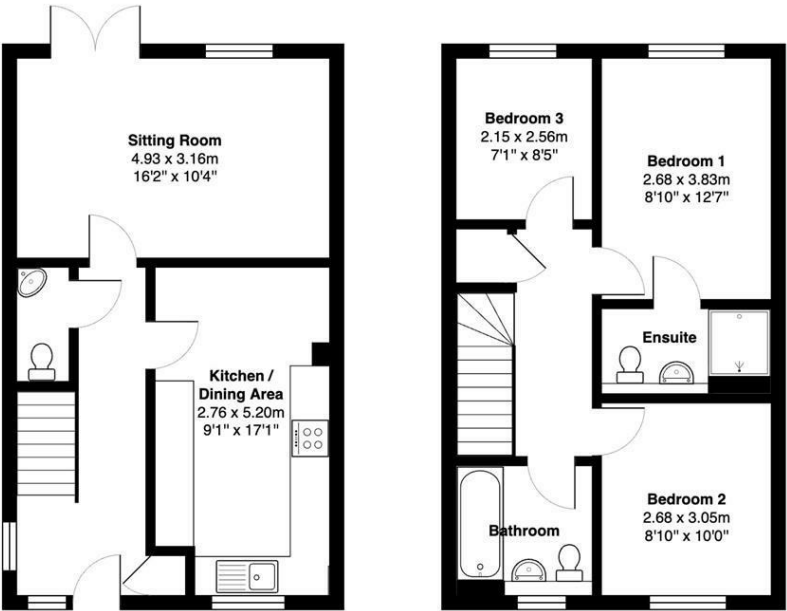


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Ground Floor
Area: 42.3 m² ... 455 ft²

First Floor
Area: 42.6 m² ... 458 ft²

Total Area: 84.8 m² ... 913 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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