



THE OAKS, DARTINGTON, DEVON



THE OAKS

DARTINGTON • DEVON

Nestled in a desirable location, this stunning property offers an ideal blend of modern design and practical living. Boasting a spacious and versatile layout across two floors, the home features four generously-sized bedrooms, including a luxurious principal suite with a dressing room and en-suite. The ground floor showcases a bright and airy open-plan kitchen separate sitting room perfect for relaxation, and a versatile study which can act as a fifth bedroom. Outside, a carport, log store, and beautifully landscaped gardens complete this exceptional offering. Perfect for family living or entertaining, this home is a must-see.



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KEY FEATURES

- **Prime Location:** Situated in the charming village of Dartington, renowned for its vibrant community, cultural heritage, and beautiful countryside surroundings.
- **Highly Efficient New Build:** Designed with sustainability in mind, offering excellent energy efficiency and lower running costs.
- **Versatile Living Spaces:** Four spacious bedrooms, including a luxurious principal suite with a dressing room and en-suite, plus a study that can adapt to your needs.
- **Future-Proof Design:** Incorporated into the building's design is a lift shaft, which allows for the future installation of a wheelchair lift.
- **Modern Focus:** The contemporary open-plan kitchen together with the bright sitting room combine to form an inviting area for relaxation and social interaction.
- **Outdoor Appeal:** Beautifully landscaped gardens, a carport, and a log store enhance practicality and enjoyment.

This highly efficient new-build home offers a modern, sustainable lifestyle with a superb and broad appeal. Its adaptable design ensures it suits individuals, couples, and families alike, providing space that caters to a variety of needs, whether for entertaining, working from home, or simply relaxing. Located in the vibrant village of Dartington, renowned for its community spirit and cultural heritage, the property combines contemporary living with the convenience of excellent local amenities and the tranquillity of a picturesque countryside setting. With plenty of parking, an open-fronted oak-framed carport, and an EV charger, it's perfectly equipped for modern living.



Welcome







A bright and welcoming space designed for both comfort and functionality, the sitting room is filled with natural light, creating a calm atmosphere for everyday living. With generous proportions and charming views of the garden, this room is a great space for living, whether you're unwinding after a long day or entertaining friends and family.





The heart of this home has to be the kitchen/dining room - it's a vibrant and social space designed for making memories. Bathed in natural light, the open-plan layout blends style and functionality, with ample room for cooking, dining, and enjoying time together. The modern kitchen boasts high-quality finishes and plenty of storage, while the dining area overlooks the garden, creating a bright and cheerful setting for family meals or entertaining friends.





The four bedrooms are bright, light and thoughtfully designed to provide comfort and a sense of space. The standout principal suite features a dressing room and en-suite, while the remaining rooms offer versatility and charm, perfect for family, guests, or a home office. Each space ensures a peaceful retreat for everyone.





Bright and modern, the family bathroom offers a relaxing space for all to enjoy. Featuring a sleek design with high-quality fittings, it includes a bathtub and separate shower, ensuring both practicality and comfort.





The exterior of the property features a raised patio that opens from the rear, perfectly designed to capture the sunlight. This space leads down to a well-fenced lawn, which extends to the fenced and hedge boundary at the far end of the garden. On one side, you'll find an oak-framed carport with an open front and EV charger point, alongside a log store. The outdoor area offers ample space, adorned with mature trees, shrubs, and a well-kept lawn—ideal for the keen gardener or for those seeking a place to escape.



Floorplans



Key Facts for Buyers

TENURE

Freehold.

BUILD WARRANTY

The property benefits from a 10 year NHBC Guarantee.

COUNCIL TAX - TBC

EPC - B

SERVICES

The property has mains water and electric. The property is connected to mains SW/W drainage. Heating is by way of an air source heat pump..

BROADBAND

Full fibre broadband is available - For more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

BUYERS INFORMATION

A Buyers Information Pack (BIP) is available for this property. Please contact the agents to obtain your copy.

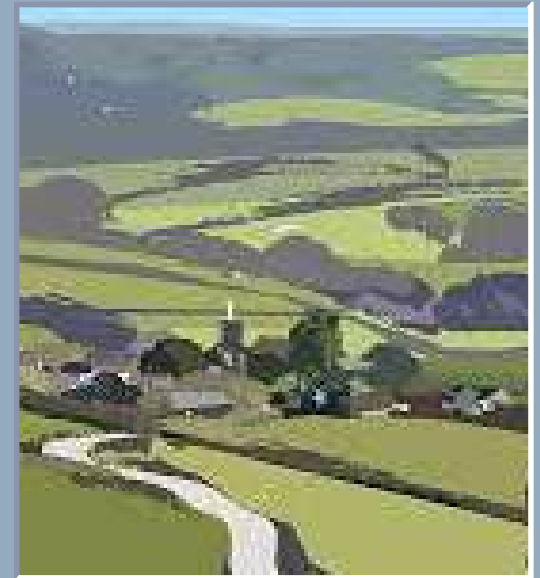
This property is "SALE READY" with a Reservation Agreement available through Gazeal. the UKs NO 1. provider of Reservation Agreements.

Gazeal provides a faster and more secure home moving process which is recommended by Government in their How to Sell & Buy Guides. Our unique Reservation process provides a Commitment to the terms agreed by the Buyer and the Seller, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed. - read more here - <https://www.gazeal.co.uk/buyers>

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About... Dartington

Located in the heart of South Devon, Dartington is a picturesque village renowned for its vibrant community and idyllic countryside setting. Surrounded by rolling hills and scenic woodlands, it offers a perfect balance of rural charm and modern convenience. The village is home to the iconic Dartington Hall Estate, known for its cultural events, artisan shops, and beautiful gardens. With excellent local schools, easy access to Totnes and its mainline rail links, and a wealth of outdoor activities, Dartington is a highly sought-after location for families and professionals alike.



Vibrant village named as Devon's happiest place to live

The South Devon village was hailed a "vibrant village that seamlessly blends history, culture and nature". Online store Furniturebox, which carried out the research to find the UK's top 70 happiest places, added: "Whether you're exploring its historic estate, participating in artistic endeavours, enjoying local cuisine, or seeking unique experiences, Dartington promises a memorable and enriching visit."

The accolade for Dartington comes hot on the heels of lifestyle website Muddy Stilettos ranking it as one of the best places to live in Devon in its Top 300 Best Places to Live list. It said the village was "looking like an increasingly tempting place to live", pointing to Dartington Hall at the heart of the village, new homes and access to the countryside.

Read more here - <https://devon.muddystilettos.co.uk/>

Muddy Stilettos

DevonLive

The Developer



Cedar Tor are an award winning, bespoke developer who specialise in the construction of luxury homes, but also work on barn conversions, extensions and refurbishment.



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