



CHUDLEIGH . DEVON . TQ13 0JJ

ONE HILL TOP PLACE

## ARCHITECT DESIGN



Have the best of both worlds - modern eco living meets cottage charm and character!

Hill Top Place offers lots of the benefits of owning a beautiful cottage set in good sized plot, but none of the downsides. A thoughtful and well-conceived home, constructed in 2018 with careful attention to provide the ideal combination of style and lots of green credentials.





## A BEAUTIFUL HOME

With the efficiency of underfloor heating there is a feeling of warmth throughout the ground floor from the toes upwards, the moment you step into the spacious ENTRANCE HALL. Just off, the CLOAKROOM, and a built-in cupboard housing the electrics and solar EV power controls, which powers the Sunsynk solar panels. Modern oak cottage doors throughout add to the ambience and style of this lovely home.







## LIVING SPACE

Leading off the HALLWAY, the thoughtful design of TRIPLE ASPECT WINDOWS means this LIVING ROOM is always delightfully light and bright with views across the gardens and beyond, whilst the electric LOG BURNER style fire continues the cottage theme.





## KITCHEN DELIGHTS

The social hub of the home is the KITCHEN/DINING ROOM - a home chef's delight; thoughtfully laid out and pleasing to the eye, whilst at the same time a pleasure to entertain guests whilst cooking. The central island works as a prep space and breakfast bar, by the range cooker with extractor over as well as an integrated dishwasher, washing machine, fridge and freezer.

There is access to a covered walk way leading to the front and rear of the property.





# HEAD UPSTAIRS



Three bedrooms and a family bathroom occupy the first-floor space.

The main BEDROOM sits to one side with lovely views to the rear. There are built-in wardrobes and an EN SUITE BATHROOM - your space to relax and unwind, with your own bath, basin & WC.





## RELAX AND UNWIND

A second, BEDROOM offers a views to the front of the property and the third BEDROOM, with views over the rear garden and beyond, also offers a range of useful floor to ceiling built-in wardrobes.







## BATHROOMS

The family SHOWER ROOM has a contemporary feel with waterfall shower and glazed shower screen. The contemporary basin and WC complete the set.





## FINISHING TOUCHES

The house has been finished to a high specification with forward-thinking eco elements, including an Electric Car Charging point and underfloor heating throughout the ground floor. There is further potential to add to the eco-credentials to further reduce the carbon footprint of this already efficiently designed home, but all in all this well-conceived dwelling will provide an economically sound, low maintenance home for years to come.







## OUTSIDE

With advantageous access from the kitchen, the south-facing garden is perfect for catching views of the golden sunshine.

There is a garden area to the side of the property which features a neat level lawn surrounded by planted borders, flowerbeds and interspersed with mature trees which coalesce to form a pleasing atmosphere for morning strolls with a warm cup of coffee.

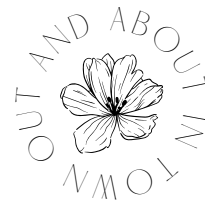






The rear patio terrace offers the ideal sunny spot for hosting an easy summer evening equipped with enough space for all family, friends and food.

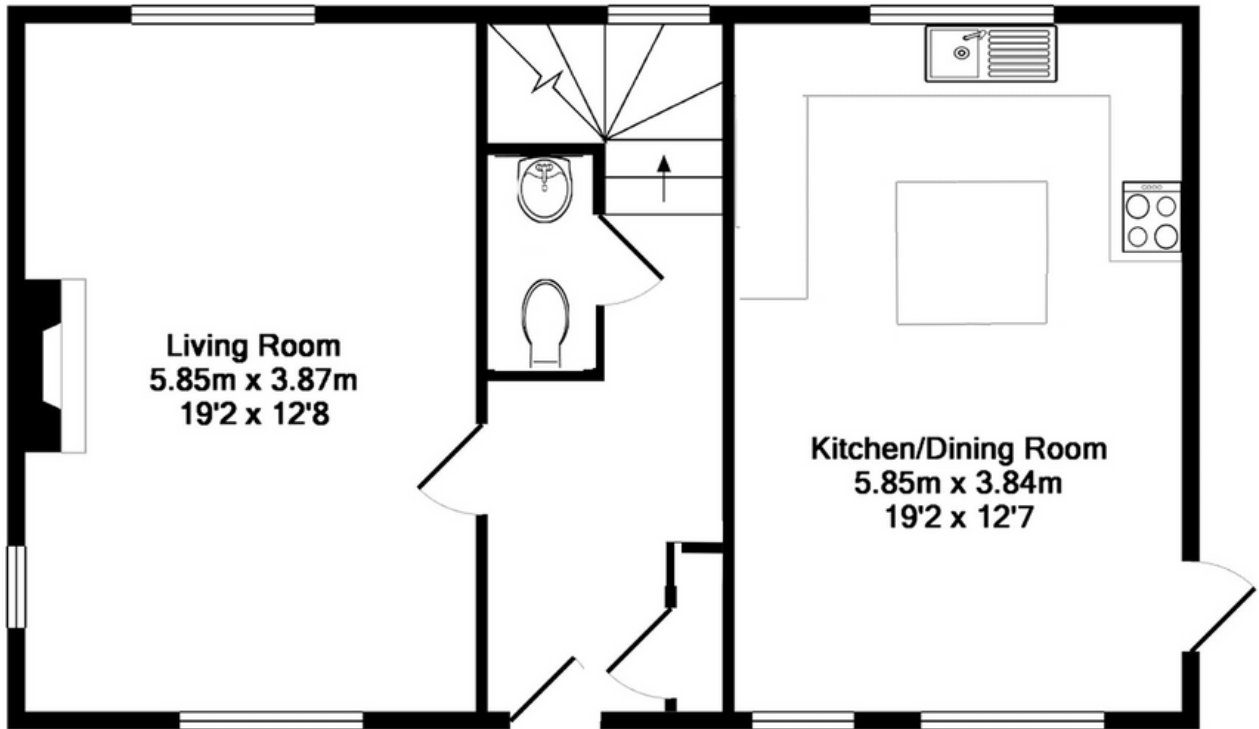




## **OUT & ABOUT IN CHUDLEIGH**

Chudleigh has a wealth of charm and community spirit, but has the atmosphere of a village. It is well served by a good range of shops, public houses, restaurants, church and primary school. The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes. Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter, Exeter Airport and the M5 motorway. There is a mainline railway station at Newton Abbot with connections to London Paddington, Exeter and Plymouth. Also within easy reach is the stunning south Devon coast, including the Rivers Teign and Exe estuaries and very close by is the beautiful scenery of Dartmoor with its many opportunities for walking and riding.





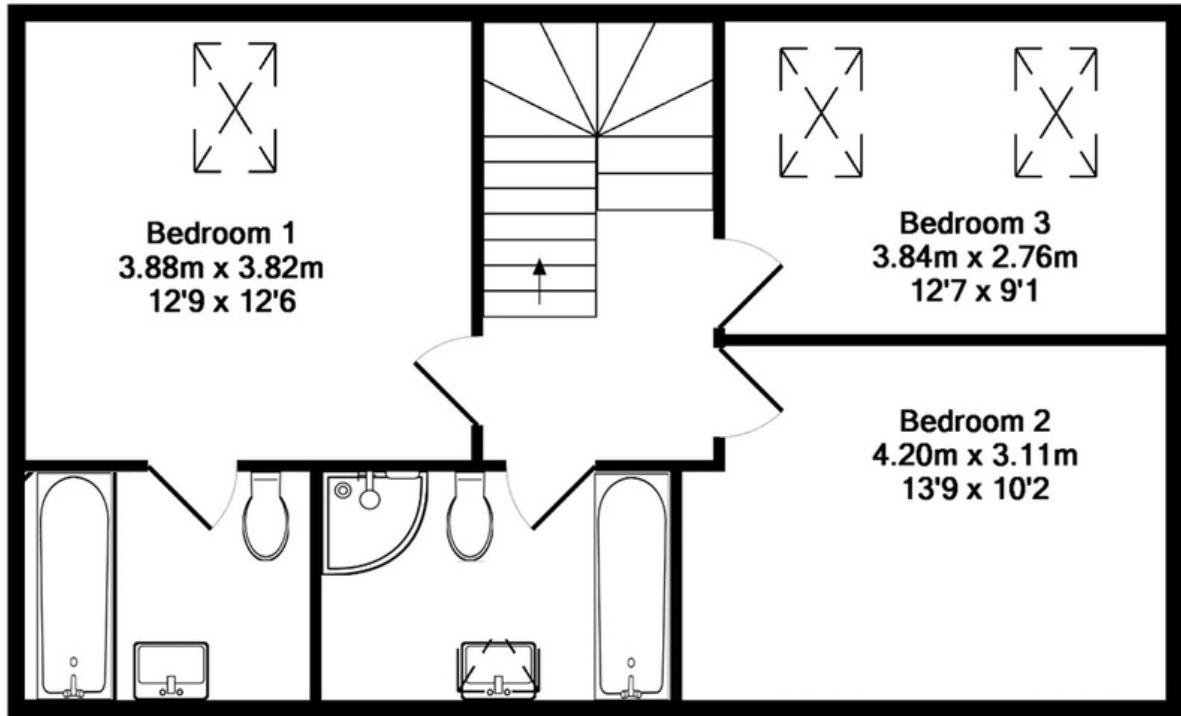
*Please note: This floor plan had been prepared as general guide and should not be relied upon as anything other than an approximate representation of the property.*

## GROUND FLOOR PLAN

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only







*Please note: This floor plan had been prepared as general guide and should not be relied upon as anything other than an approximate representation of the property.*

## FIRST FLOOR PLAN



# Key Facts for Buyers



**TENURE**  
Freehold.

**COUNCIL TAX - Band E**

**EPC - B**

**SERVICES**  
The property has all mains services connected and Gas fired central heating.

**BROADBAND**  
Superfast Broadband is available but 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](#)

**MORE INFORMATION FOR BUYERS**  
For more information on this property, please click the link below..

## **PROPERTY REPORT - KEY FACTS FOR BUYERS**

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

- Detached Contemporary Home
- Three Bedrooms
- Countryside Views
- Open-Plan Kitchen
- Plenty of parking
- Good sized plot
- Under floor heating
- EC Charging point

To view this property strictly by appointment only please contact Sawdye & Harris  
E - [chudleigh@sawdyeandharris.co.uk](mailto:chudleigh@sawdyeandharris.co.uk)  
T - 01626 852666





To view this property please scan the QR  
code above or contact us by

Email - [katie@sawdyeandharris.co.uk](mailto:katie@sawdyeandharris.co.uk)

Telephone - 01626 852666

