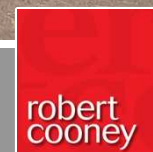




1 Rose Cottage Clayhidon, Cullompton EX15 3QB

£295,000



A rare opportunity to acquire a brand new 3 bedroomed home in this unique rural setting overlooking and abutting open countryside, with lovely West facing views across the valley with driveway parking for 2 cars.





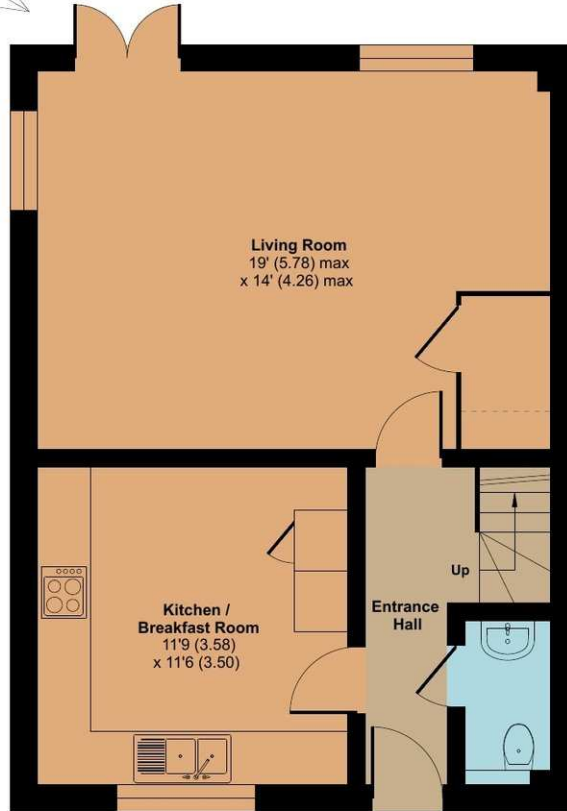
## Features

- Entrance Hall
- Living Room with French doors to garden
- Fitted Kitchen / Breakfast Room with Bosch oven
- Cloakroom
- Master Bedroom
- 2 further Bedrooms
- Family Bathroom
- Enclosed garden to rear
- Driveway parking for 2 cars
- Air Source heat pump
- Double glazing
- New build warranty
- Council tax band TBC
- What3words:  
///damp.nametag.mastering

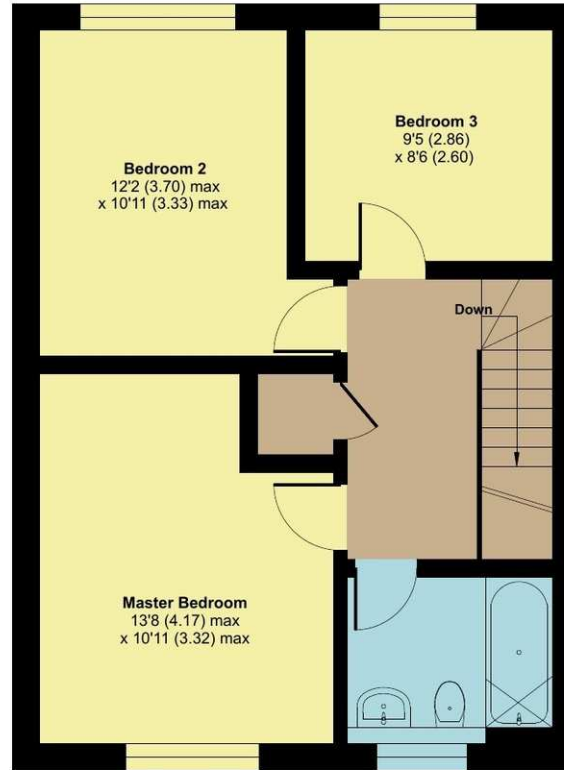
# 1 Rose Cottage, Clayhidon, Cullompton, EX15 3QB

Approximate Area = 1000 sq ft / 92.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Robert Cooney. REF: 1331137



Viewing strictly through the selling agents:

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