

**SAMPLE  
MILLS**



**Hilltop Meadow  
Wolborough Hill  
Newton Abbot  
Devon**

**£750,000**

FREEHOLD





## Hilltop Meadow, Wolborough Hill, Newton Abbot, Devon

**£750,000 freehold**

This stylish modern detached home is set within the highly regarded Wolborough Hill area of Newton Abbot. Built as part of an exclusive Cavanna Homes development, the property combines contemporary design with energy-efficient heating and modern family living in an attractive elevated setting close to both countryside and town amenities.

The home offers bright, spacious accommodation with open-plan living areas, generous bedrooms, and quality finishes throughout. A standout feature is the impressive open-plan kitchen and dining area, complete with bi-fold doors opening directly onto the rear garden, creating an ideal space for entertaining and indoor-outdoor living. The property also benefits from underfloor heating operated by smart heating controls. Outside, the property also benefits from landscaped gardens, private parking, and a double garage.

The large rear garden enjoys far-reaching views towards Dartmoor and across the surrounding Devon countryside, adding to the home's appeal.

Ideally positioned for convenience, Hilltop Meadow also offers on-site tennis courts for residents' use, easy access to Newton Abbot town centre, excellent schools, leisure facilities, and major transport links including the A380 and mainline rail services.



GROUND FLOOR

Storm Porch

Outside lights. Tiled flooring. Composite door to:

Spacious Entrance Reception Hallway

Concealed lighting to ceiling. Double panelled radiator. Thermostat control for central heating. Solid Oak door to understairs storage with consumer box, light, power and control panelling for internet. Solid Oak door to:

Downstairs Cloakroom

Low level w/c. Wash-hand basin. Circular mirror. Concealed lighting. Extractor fan. Obscure double glazed window. Single panelled radiator. Part tiled walls. Stainless steel fitments.

Study – 3.40m x 2.30m (11'2" x 7'7")

Concealed lighting. Double panelled radiator. uPVC double glazed windows. Fitted blinds to the front. Door through to:

Kitchen/Dining Room – 6.80m x 4.40m (22'4" x 14'5")

Range of quality fitted base units. Quartz worktop surface areas with upstandings. Built-in stainless steel double oven and microwave. 5 ring AEG Induction hob. Extractor fan over. uPVC double glazed windows looking over the rear garden. Built-in wine cooler. Built-in dishwasher. Built-in fridge and freezer. Built-in larder. Wooden flooring fitted throughout the kitchen/dining room. Bi-folding aluminum double glazed doors with access onto the rear garden with a recently re-laid patio area. Open outlook over the surrounding area. Sliding Oak doors onto:

Lounge – 3.60m x 3.60m (11'10" x 11'10")

uPVC double glazed windows looking over the rear. Two double panelled radiators. Further double glazed window. Built-in log burner with hearth and Walnut mantle over. Smoke detector. TV point. Stainless steel fitments throughout.

Utility Room – 3.40m x 2.20m (11'2" x 7'3")

Marble effect worktop surface areas. Base units. Storage cupboard which houses the wall mounted Logic boiler serving hot water and central heating. uPVC double glazed door with access to the rear garden. Double panelled radiator. Concealed lighting to the ceiling. Fitted coat hooks with storage over. Further built-in storage cupboard. Plumbing for washing machine. Space for tumble dryer. Fitted wooden flooring. Stainless steel drainer with mixer tap over. Extractor fan.

FIRST FLOOR

Staircase off the reception hallway leading to the landing

Solid Oak balustrades with glass panelling. Feature galley style balcony looking down onto the reception area. uPVC double glazed window. Velux double glazed window. Concealed lighting to the ceiling. Airing cupboard with Ideal fitted boiler with heater tank over. Doors off to:

Master Bedroom – 3.70m x 3.40m (12'2" x 11'2")

uPVC double glazed windows looking over the rear garden. Single panelled radiator. Thermostat control for central heating operated from the bedroom on this floor.

En-Suite

Wash-hand basin. Low level w/c. Walk-in shower cubicle with tiled walls, remote control fitted power shower with sliding glass door and attachment over. Ladder radiator. Tiled floors. Fixed mirror.

Bedroom 2 – 4.20m x 2.70m (13'9" x 8'10")

uPVC double glazed windows facing the rear. Fitted blinds. Excellent views over the surrounding area towards Haytor and over. Door to:

En-Suite

Fitted shower cubicle with Mira power shower. Tiled flooring. Tiled walls. Vanity wash-hand basin. Low level w/c. Chrome fitted ladder radiator. Concealed lighting. Fitted Oak door. Double panelled radiator.

Bedroom 3 – 2.90m x 2.80m (9'6" x 9'2")

Built-in triple aspect wardrobes, hanging rails, shelving and storage units with drawers. Access to loft area. uPVC double glazed window with views over. Single panelled radiator. Wooden panelling to feature wall.

Bedroom 4 – 2.70m x 2.40m (8'10" x 7'10")

uPVC double glazed window looking over the front. Single panelled radiator. Built-in double wardrobes with hanging rails, shelving and drawers.

Family Bathroom

Panelled bath. Vanity wash-hand basin. Tiled walls. Tiled floor. Single panelled radiator. Walk-in shower cubicle with remote control fitted power shower. Low level w/c. Velux double glazed windows. Concealed lighting to ceiling. Fixed mirror. Chrome fitted ladder radiator.

Double Garage

Double garage with two electric up and over doors, power and light and side door.

OUTSIDE

There is a paved driveway with parking for several cars to the front of the property, with wooden posts and a five bar gate, hedgerow to the front and to the side, open plan lawned garden to the front.

To the rear of the property, there is a recently re-laid patio area that runs the full length of the property, with lawned garden reaching down to the rear boundary. Mature trees and shrubs. Outside tap. The gardens have an open outlook towards Dartmoor and over the surrounding countryside. There is also a side garden that provides access to the garage and front of house.

AGENT’S NOTE

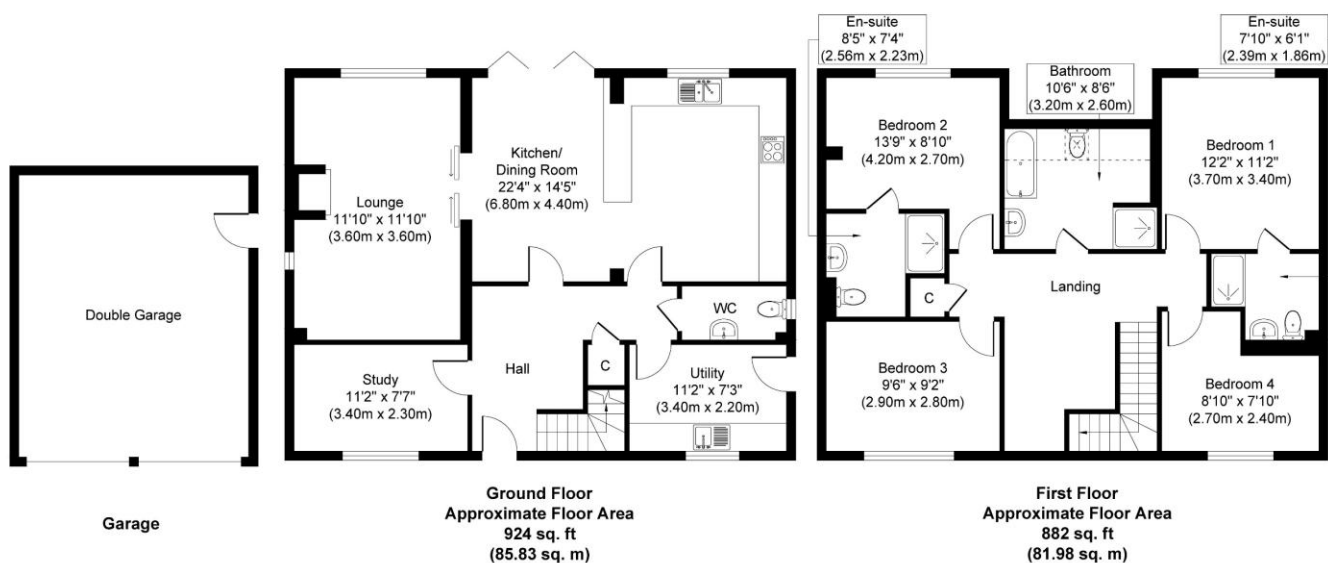
Council Tax Band: ‘E’ £3318.06 for 2026/27

EPC Rating: ‘B’

Long Term Flood Risk: Very Low

Maintenance Charge: £495 per annum





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92   A    |
| 81-91 | B             | 85   B  |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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