

Plot 1, Hilltops, Cheriton Bishop, EX6 6HG

Guide Price **£750,000**

Plot 1, Hilltops

Cheriton Bishop

- Contemporary countryside homes with Dartmoor views
- Show home ready for occupation
- Air source heating with solar thermal hot water
- Full underfloor heating on both floors
- Nordan hybrid aluminium/timber windows and triple-glazed doors
- System Six kitchens with Siemens appliances and stone worktops
- Sustainable cedar cladding & solid block/stone construction
- Double timber carports with EV chargers & lights
- Private treatment plant for each dwelling
- Less than 2 miles from Cheriton Bishop and A30 access

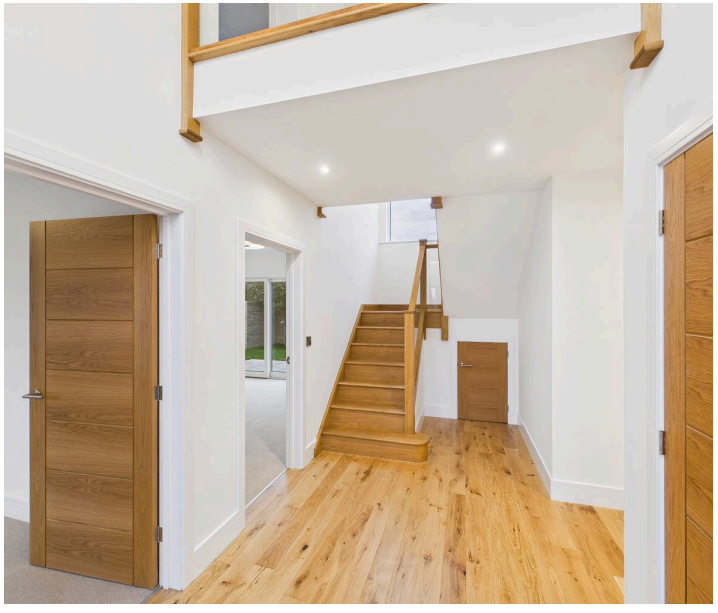
Found in an elevated spot with wide views across open countryside towards Dartmoor, these striking new homes combine contemporary architecture with genuine sustainability and craftsmanship. Designed and built to exacting standards, each property delivers the comfort, performance and style of a true modern country home, without the compromise.

Inside, every detail has been carefully considered. Air source heating with solar-assisted hot water, full underfloor heating across both floors, and independently controlled room zones create a warm, efficient environment all year round. The structure blends the strength of solid block and









stone with the efficiency of a highly insulated timber frame, while Nordan hybrid windows which are aluminium outside, timber within, ensure exceptional energy performance and quiet comfort.

The living spaces are generous, filled with natural light and framed by triple-glazed patio doors that open onto landscaped gardens and those ever-changing Dartmoor views. Each kitchen is bespoke-fitted by System Six with stone worktops, Siemens appliances and a sleek, understated finish that complements both family life and entertaining. Bathrooms and en-suites feature Duravit sanitaryware, Hansgrohe fittings, Porcelanosa tiling and Bluetooth-enabled heated mirrors, small touches that elevate everyday life.

Technology runs throughout, with full-fibre broadband, Cat 6 cabling, cinema-ready wiring and smart home connectivity ready for the next generation. Even the carports have been designed with the future in mind, constructed in timber with cedar cladding, power sockets, lighting and dedicated EV chargers.

Each home enjoys its own private treatment plant, ensuring independence with no shared management company or communal costs, while the craftsmanship is evident everywhere, from the sustainably sourced cladding to the hand-finished stonework.

Positioned just under two miles from the sought-after village of Cheriton Bishop, and within easy reach of the A30 for swift access to Exeter and beyond, these homes offer the perfect blend of rural peace and practical convenience.

With two properties ready for occupation in 2025 and the remaining homes to follow into 2026 and 2027, or sooner for early reservations, this is an exciting

opportunity to secure a high-performance home in one of Mid Devon's most scenic yet connected settings.

Agents' Notes:

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

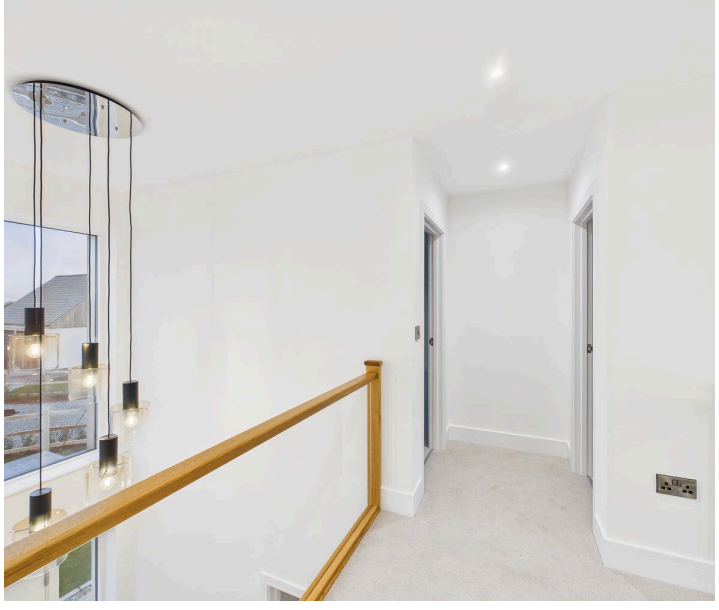
Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.













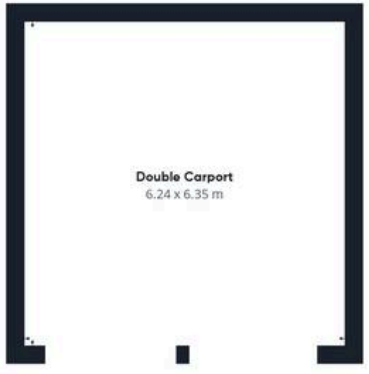




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

HELMORES
SINCE 1879

Approximate total area(1)

222.3 m²

Reduced headroom

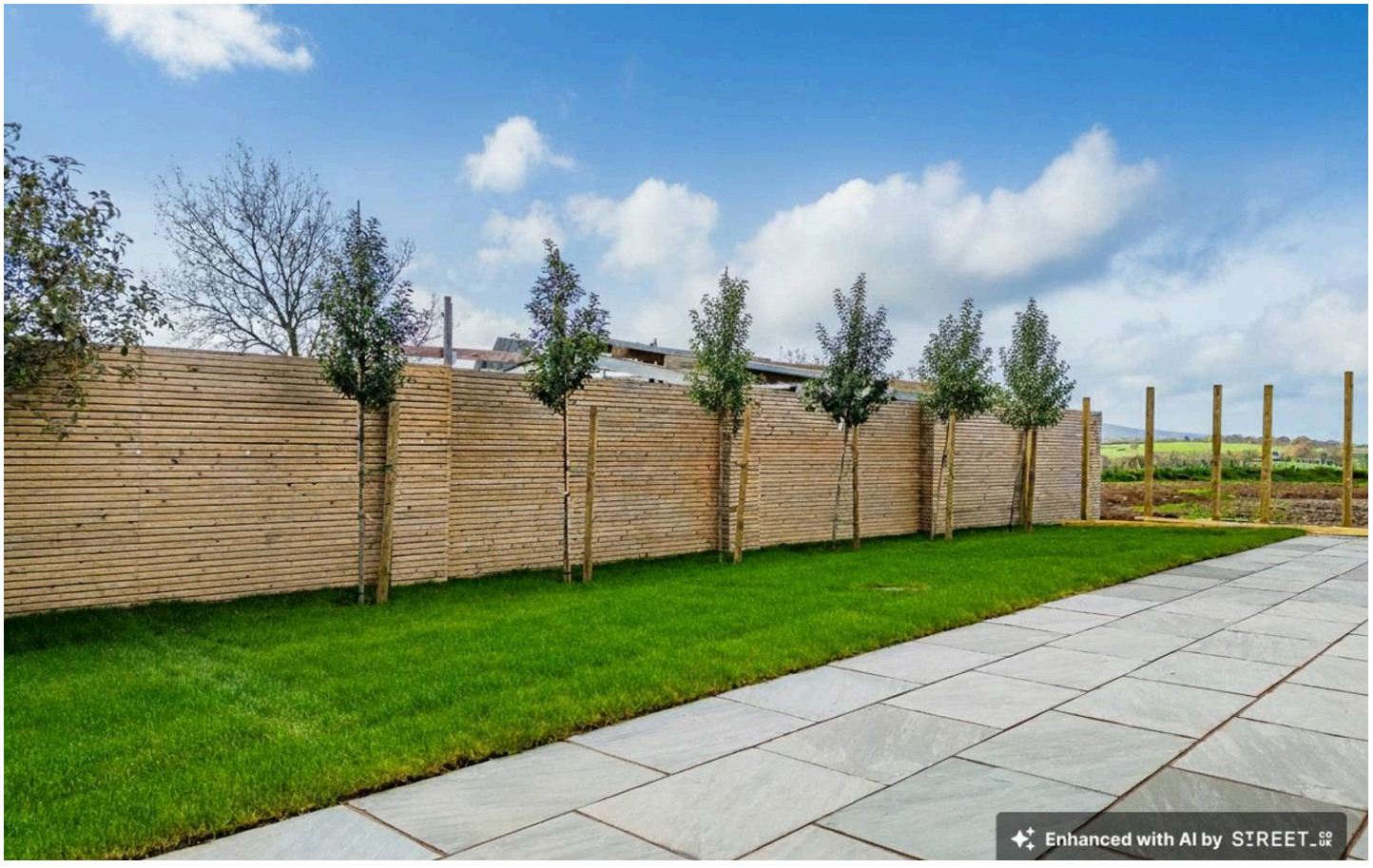
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Please see the floorplan for room sizes.

Current Council Tax: TBC – Mid Devon

Approx Age: 2025

Construction Notes: Timber framed inner with block outer

Utilities: Mains electric, water, telephone & broadband

Drainage: Individual, private treatment plants

Heating: Air source heat pumps with underfloor heating

Listed: No

Conservation Area: No

Tenure: Freehold

CHERITON BISHOP offers something for everyone, situated as it is for hassle-free access to the A30 dual carriageway, for routes to Exeter (10 miles) or access to Okehampton and Cornwall. Similarly, Dartmoor is on the doorstep as is the magnificent Fingle Bridge for river walks overlooked by the imposing Castle Drogo. In the village itself, you'll find a shop with Post Office, a parish church, primary school, and doctor's surgery, nearby is the well-regarded The Old Thatch Inn, where you can snuggle up by the fire or dine in style.

DIRECTIONS : For sat-nav use EX6 6HG and the What3Words address is ///befitting.fracture.blogs but if you want the traditional directions, please read on.

From the A30 at Cheriton Bishop, proceed into the village, passing The Old Thatch (Inn) on your left. Go past the right hand turning (Church Lane) and then take the next right, as signed to Yeoford. Pass the doctors surgery, go over the A30 and continue for approx. 1.5 miles and Hilltops will be found on your left.



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.