



Plot 1, Court Place Farm, Cheriton Fitzpaine, EX17 4HH

Guide Price **£725,000**

Plot 1, Court Place Farm, Cheriton Fitzpaine

- One of just four individual new homes
- Around 1,700 sqft plus attached garage
- Generous plot with fantastic countryside views
- 4 double beds plus ground-floor study/bed 5
- Superb open-plan kitchen/dining room
- Separate living room, utility & ground-floor WC
- Principal bedroom with en-suite shower room
- Air-source heating, solar PV & battery storage
- Early reservation allows input into kitchen, flooring & tiling
- Additional wild meadow land available by separate negotiation

There's a lot here that sets this small development apart from the average new build. Just four individual homes are being created in this lovely rural setting a couple of miles from Cheriton Fitzpaine, each enjoying a generous plot and fantastic countryside views, with Plots 1 and 2 expected to be ready in Spring/Summer 2027. The houses combine traditional proportions and materials with a contemporary edge, using faced brick, stone and cedar alongside anthracite Velfac double glazing. At around 1,700 sqft plus garaging, there's proper space both inside and out, while energy efficiency has been central to the specification.

Air-source heat pumps with underfloor heating, high levels of insulation, solar PV and battery storage are all planned, helping to reduce energy consumption and future running costs. Reserve early enough in the





build and there's also the opportunity to have some input into the finishing touches, including a choice of kitchen styles, flooring and bathroom tiling. Cheriton Fitzpaine itself is only a couple of miles away, providing a primary school, community shop, two pubs, doctors' surgery and an active village community.

Plot 1 occupies a particularly appealing position towards the outer edge of the development and has been designed around the way families actually live. The ground floor combines a separate living room with a large kitchen/dining room, giving you somewhere sociable at the heart of the house without sacrificing the ability to shut the door on a separate sitting room. The kitchen is centred around an island and opens directly outside, while a separate utility, WC and useful study provide the practical spaces that make a house of this size work properly. The study also gives valuable flexibility as an occasional fifth bedroom, playroom or work-from-home space. Upstairs are four double bedrooms, with an en-suite shower room to the principal bedroom and a separate family bathroom. Bathrooms will continue the quality feel with tiling, wall-hung WCs, vanity basins and generous showering facilities, while the contemporary anthracite Velfac windows add a crisp finish inside and out. The attached garage provides further useful parking and storage.



Outside, Plot 1 has the sort of space around it that is increasingly difficult to find with a newly built home. There's private parking alongside the attached garage, a generous garden and an open outlook that really makes the most of the countryside setting. There is also the opportunity, by separate negotiation, to purchase additional wild meadow land adjoining the residential plot, potentially

creating an even more substantial holding for someone wanting extra space for wildlife, recreation or simply to protect and enjoy more of the surrounding landscape.

The private access road and visitor parking will be shared by the four homes, together with an area associated with the development's shared infrastructure, with the eventual owners collectively controlling the residents' management company. It's a small-scale development where space, outlook, quality and energy efficiency have been prioritised, rather than simply fitting as many houses as possible onto the site.

Agent's Note

The computer-generated images and site layout are intended as illustrations of the proposed finished development and should not be relied upon as an exact representation of the completed property, landscaping, boundaries or finishes. Specification and choices may be subject to build storage and availability. Additional meadow land is available by separate negotiation. Buyers should satisfy themselves as to the final specification, boundaries and management arrangements prior to reservation.

Please see the floorplan for room sizes.

Current Council Tax: TBC – Mid Devon

Utilities: Mains electric, water, telephone & broadband.
Solar PV's and battery

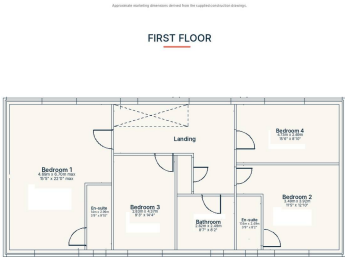
Drainage: Individual private treatment plants

Heating: Airsource heat pump to underfloor heating and rads

Construction: Timber framed

Listed: No

Conservation Area: No



Tenure: Freehold

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.

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.

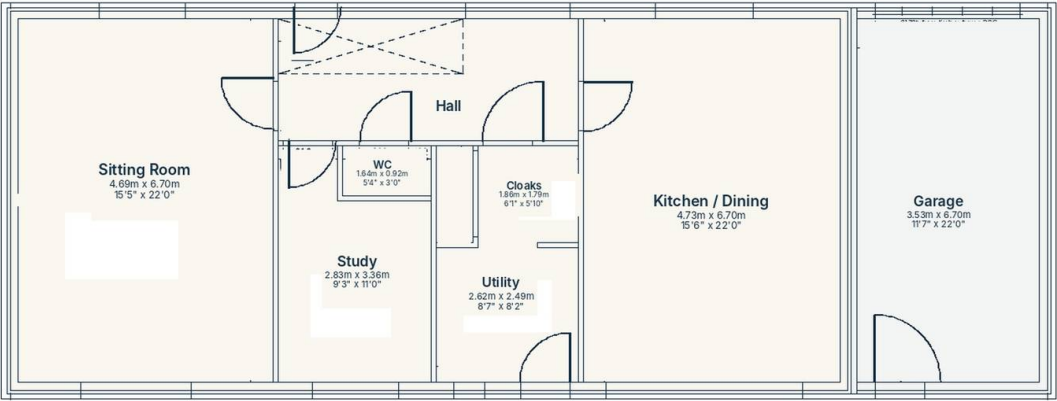
Digital Photo Enhancement/Virtual Staging: Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and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

Estate Management Charge The communal areas (driveway etc) will be included in a management company passed to the 4 property owners so any annual maintenance charges will be determined by the 4 owners.

DIRECTIONS: Use EX17 4HH or the what3words is [///informer.quilt.finds](https://www.what3words.com/EX17-4HH)

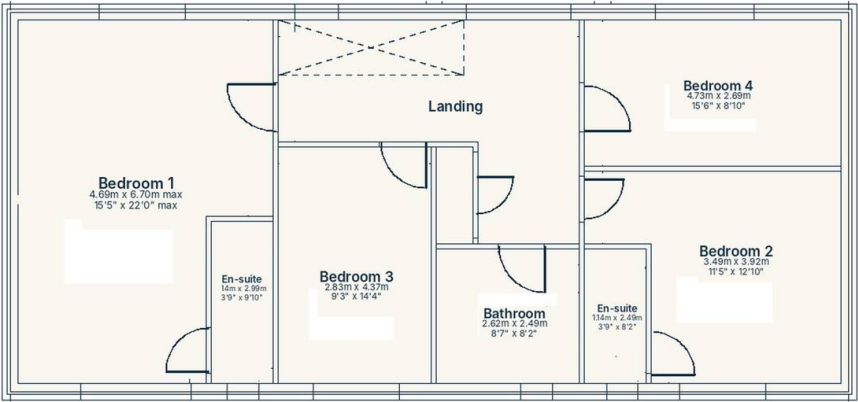


GROUND FLOOR



Approximate marketing dimensions derived from the supplied construction drawings.

FIRST FLOOR



Approximate marketing dimensions derived from the supplied construction drawings.



Helmores

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