

7 Tillhouse Farm Mead, Cranbrook, EX5 7FJ
Price Guide £375,000

FRANCIS LOUIS
Residential

A rare opportunity to purchase a beautifully designed two-bedroom detached bungalow within an exclusive development of just eight homes at Tillhouse Farm, Cranbrook.

Set within a peaceful mews-style cul-de-sac, this superb new home combines traditional craftsmanship with modern energy-efficient living. Backing onto attractive green spaces and situated moments from Cranbrook Country Park, it offers the perfect blend of tranquillity and convenience.

The accommodation centres around a bright and spacious open-plan kitchen, dining and living area, designed for modern lifestyles and featuring direct access to the rear garden and patio. The well-appointed kitchen comes complete with integrated appliances, while the generous principal bedroom benefits from a stylish en-suite shower room. A second double bedroom and contemporary family bathroom provide flexible accommodation for guests, family members or home working.

Unlike many properties in the area, the home benefits from its own air source heat pump system, providing efficient heating and hot water, together with underfloor heating to the principal living areas. High-quality finishes throughout include Karndean flooring, quality carpets, oak veneer internal doors and professionally landscaped gardens.

Externally, the property enjoys a private enclosed rear garden, driveway parking and a garage with light, power, and EV charging ports.

Perfectly positioned within easy reach of local shops, healthcare facilities, Cranbrook railway station, Exeter Airport and the city of Exeter, this exceptional bungalow offers an increasingly rare opportunity for buyers seeking stylish single-storey living in a sought-after East Devon location.





Inside the Property
The property offers thoughtfully designed single-storey accommodation, with both double bedrooms positioned towards the front of the home. The generous principal bedroom benefits from a stylish en-suite shower room, whilst the second double bedroom provides comfortable and versatile accommodation for guests, family or home working.

A well-appointed family bathroom is centrally located and finished to a modern specification. To the rear of the property, the home opens into a superb open-plan kitchen, dining and living space, creating a bright and sociable hub for everyday living. The contemporary kitchen is fitted with integrated appliances and flows seamlessly into the dining and sitting areas, with French doors opening onto the patio and enclosed rear garden, allowing plenty of natural light and an excellent connection between indoor and outdoor living.

Outside/ Location
Outside, the property benefits from a private enclosed rear garden with patio area, offering a wonderful space for outdoor dining, entertaining and enjoying the peaceful surroundings. A driveway positioned to the side of the property provides off-road parking and leads to a garage with light, power and EV charging



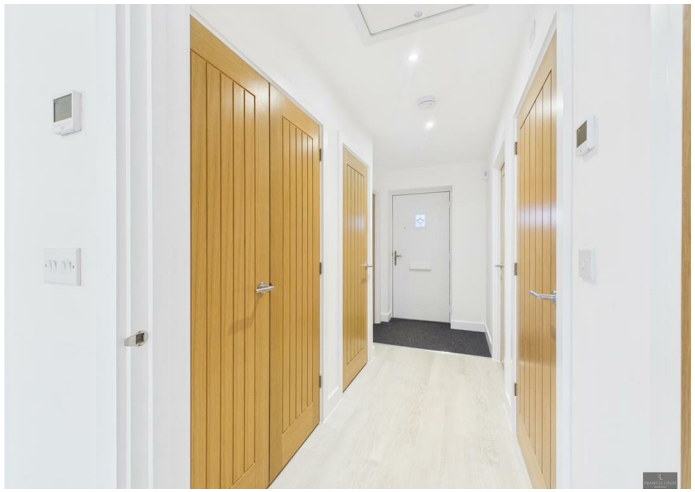




provision, semi-detached to a neighbouring garage.

Nestled within an exclusive development at Tillhouse Farm, the property enjoys a delightful setting backing onto green space and is just moments from Cranbrook Country Park. Despite its tranquil position, excellent transport links and everyday amenities are close at hand, including local shops, healthcare facilities, Cranbrook railway station, Exeter Airport and the city of Exeter. This is a superb opportunity to enjoy modern, energy-efficient living in one of East Devon's most desirable locations.





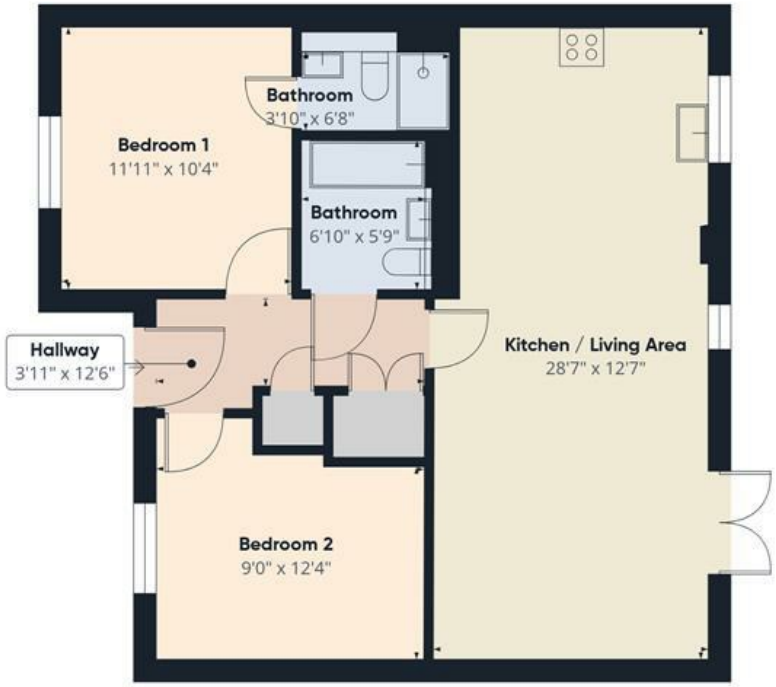












Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

967 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360







- BRAND NEW detached bungalow
- Open-plan kitchen/dining/living space
- Garage, driveway and EV charging
- CHAIN FREE
- Easy access to Exeter, rail links and Exeter Airport
- Exclusive development of just eight homes
- Under floor heating
- 2 Bedrooms, 2 Bathrooms







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