

# MEADWAY

GRANGE ROAD, BUCKFAST





# MEADWAY

BUCKFAST • DEVON

Meadway is a rare property : a substantial, architect-designed home that manages to feel both impressive and deeply liveable. Set discreetly back from Grange Road in one of Buckfast's most sought-after positions, this striking detached property offers an exceptional standard of space, light and privacy — all within reach of Dartmoor, the coast and the wider South Devon countryside.

Built in 2012 and finished to an exacting specification, Meadway has been designed with the rhythms of modern life very much in mind. The open-plan kitchen, living and dining space is genuinely breathtaking in scale, the gardens are a mature and considered work in their own right, and the home's energy credentials — underfloor heating, solar and PV panels and a mechanical ventilation heat recovery system — place it well ahead of comparable properties in the area. From the moment you arrive, there is a sense of considered calm here. A home designed not merely to accommodate life, but to enhance it.



**SAWDYE & HARRIS**  
**THE DARTMOOR OFFICE**

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Light-filled, spacious and quietly impressive

# Welcome



Designed with space, flow and effortless ease of living

The entrance hall announces the character of Meadway with understated confidence. Generous in proportion, beautifully lit and finished with a handsome oak staircase, it sets a tone that carries throughout the house — one of craftsmanship, warmth and considered design.

The layout flows with an intuitive ease that only comes from thoughtful planning. Bedrooms, practical spaces and the principal living areas are arranged so that the house feels connected without ever feeling exposed — sociable when it needs to be, private when it matters.

This is a home that rewards living in. Generous where it counts, refined in its detail, and genuinely comfortable at every turn.





The kitchen, living and dining space is, quite simply, one of the finest rooms you will come across. Vast in scale yet warm in atmosphere, it has been conceived for the full breadth of family life — relaxed Sunday mornings, candlelit dinners, impromptu gatherings and long, quiet evenings.

A vaulted ceiling gives the room a sense of height, while roof lights and full-height glazing flood the interior with natural light throughout the day. The garden and open countryside beyond are drawn into the room effortlessly, blurring the boundary between inside and out. At the far end, bi-fold doors open directly onto the garden terrace — a seamless extension of the living space in the warmer months, and a view worth coming home to at any time of year. The kitchen itself is fitted to a high specification, with granite-topped units, integrated Neff appliances and generous storage throughout.





Meadway offers exceptional flexibility across its five bedrooms, arranged thoughtfully between the ground and first floors to suit a wide range of household configurations.

On the ground floor, the principal bedroom is a genuinely private retreat, benefiting from its own well-appointed ensuite. Two further double bedrooms occupy this level, served by the main family bathroom — making single-storey living a realistic and comfortable proposition for those who require it.





The first floor provides two further bedrooms, each good sizes and with useful eaves storage. Served by their own shower room, these rooms work beautifully as a self-contained guest suite, teenager's retreat, or dedicated study space — depending on the needs of the household.

The main family bathroom on the ground floor is generously proportioned, offering a full bath, separate shower enclosure, WC and wash hand basin — a space that feels considered rather than merely functional.



On the first floor, a separate shower room serves the two upper bedrooms, giving that level a welcome degree of independence.



Space to live, work, park, store and adapt



# Outside

The gardens at Meadway have been professionally landscaped and lovingly tended over many years, and now offer a remarkable breadth of interest across the seasons – from the terrace that steps directly off the main living space, through curving paths and established planting, to the tranquil pond and the open fields that form a natural, private boundary beyond.

This is a garden designed for living in: for slow mornings with coffee, long summer evenings with guests, and the quiet pleasure of watching a considered space change through the year. There is room here to entertain, to garden seriously, or simply to sit and do nothing at all – which, in the right setting, is everything.

To the front, a generous drive provides ample parking for several vehicles alongside an integral garage. The approach to the house is unhurried and private, with mature planting softening the boundary from the road.



# Efficient, comfortable and future-facing

Meadway's specification is a material part of its appeal. Built in 2012 and designed with long-term running costs firmly in mind, the property benefits from mains gas underfloor heating throughout the ground floor, a solar panel array and a whole-house mechanical ventilation heat recovery system — together achieving an EPC rating of B, which is exceptional for a detached home of this size.

A rainwater harvesting system adds a further layer of sustainability, collecting rainwater for use in the toilets and washing machine — a thoughtful and practical feature that reduces mains water consumption and sits entirely in keeping with the considered, future-facing approach that runs throughout Meadway's specification.

What this means in practice is a house that is consistently warm, well-ventilated and genuinely cost-efficient to run — free from the draughts, cold spots and high energy bills that characterise many older rural properties. For buyers who want to move with confidence into the future, Meadway offers a standard of efficiency that is genuinely difficult to find at this level.

# Key Facts for Buyers

**TENURE - Freehold.**

**COUNCIL TAX BAND - F**

**EPC - B.**

## **SERVICES**

The property has mains electricity, mains gas, mains water and mains drainage. Heating is provided by mains gas underfloor heating, and the property also benefits from solar panels and a mechanical ventilation heat recovery system.

## **BROADBAND**

Superfast Broadband is available but for more information please click on the following link - [\*\*Open Reach Broadband\*\*](#)

## **MOBILE COVERAGE**

Check the mobile coverage at the property here - [\*\*Mobile Phone Checker\*\*](#)

## **MORE INFORMATION FOR BUYERS**

For more information on this property, please click the link below - [\*\*Key Facts for Buyers - click here\*\*](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## **VIEWINGS**

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

# Meadway, Grange Road, Buckfast, Buckfastleigh, TQ11



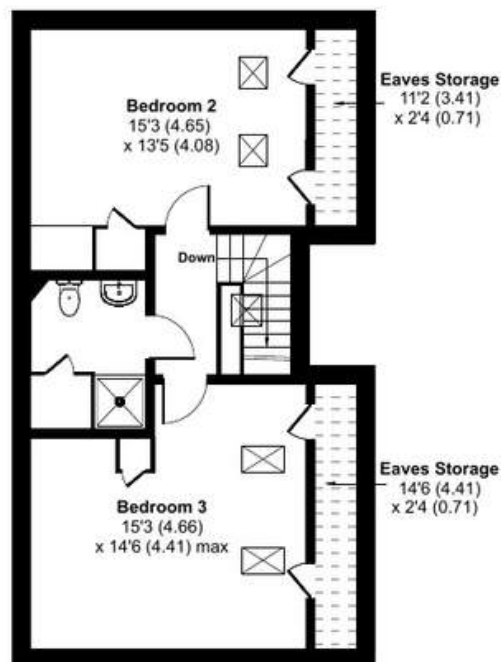
Approximate Area = 2295 sq ft / 213.2 sq m

Limited Use Area(s) = 72 sq ft / 6.6 sq m

Garage = 304 sq ft / 28.2 sq m

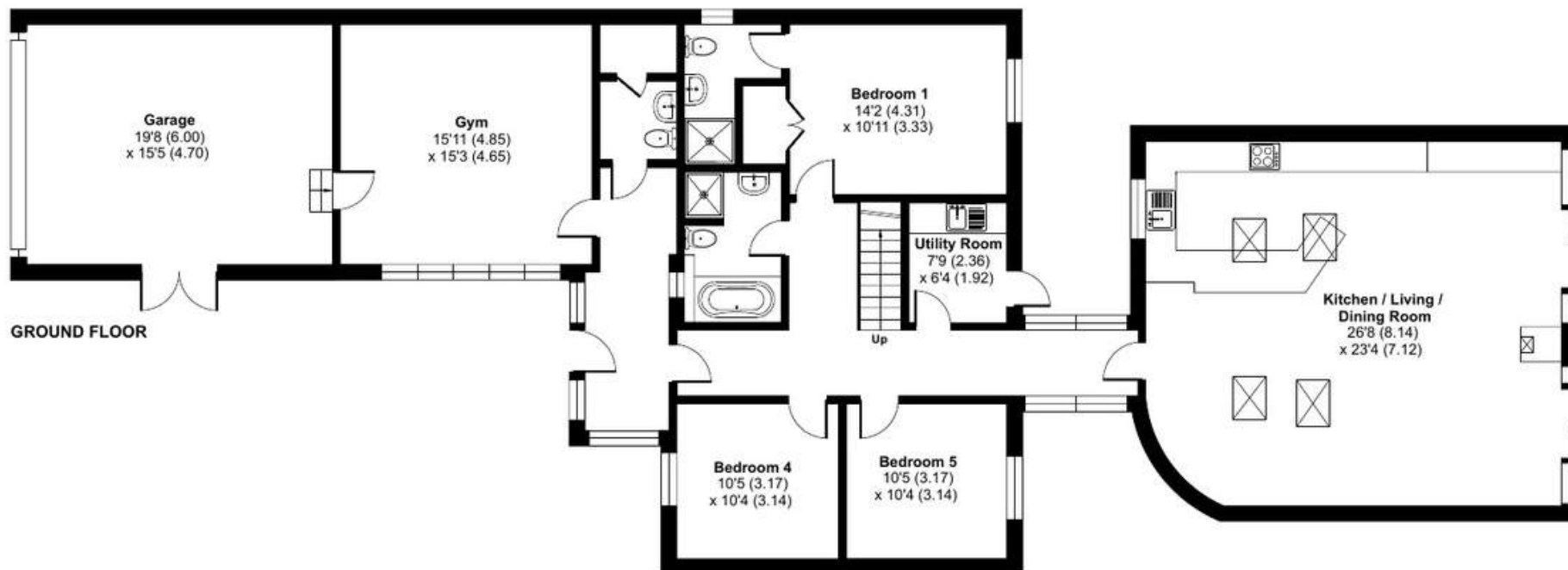
Total = 2671 sq ft / 248 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



# Additional information for Buyers

## AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.

## THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- \* All information should be verified by the buyer's solicitor as part of the conveyancing process.
- \* Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- \* Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

# TRANSACTION READY

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This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

## What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

## What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

## The result?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

*Transaction Ready through HIPLA Digital Legal Pack*

# About... Buckfast

Buckfastleigh sits on the south-eastern edge of Dartmoor National Park – a position that affords its residents the best of both worlds: a genuine market town with a full range of day-to-day amenities, and some of the most dramatic countryside in England on the doorstep.

The town itself offers a primary school, health centre, Co-op, pharmacy, independent cafes and a swimming pool. Nearby, Buckfast Abbey – one of the great ecclesiastical landmarks of the West Country – adds a distinctive cultural dimension to the area, alongside the South Devon Railway, the Butterfly Farm and Otter Sanctuary, and the Valiant Soldier museum.

The historic Elizabethan town of Totnes lies approximately six miles distant, with a mainline railway station offering direct services to Plymouth, Exeter, Bristol and London. The A38 Devon Expressway provides fast access to both Exeter and Plymouth, while the South Devon coast – including the beaches of Slapton, Torcross and Bantham – is within easy reach for those drawn to the sea as readily as the moor.

For the outdoor enthusiast, walker, cyclist or rider, the setting is without equal in the region. Dartmoor is not merely nearby – it is, from Meadway, genuinely part of everyday life.







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SCAN ME  
TO BOOK  
A  
VIEWING

Our team would love to show you around

To view simply call: 01364 652652  
Email: [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

