



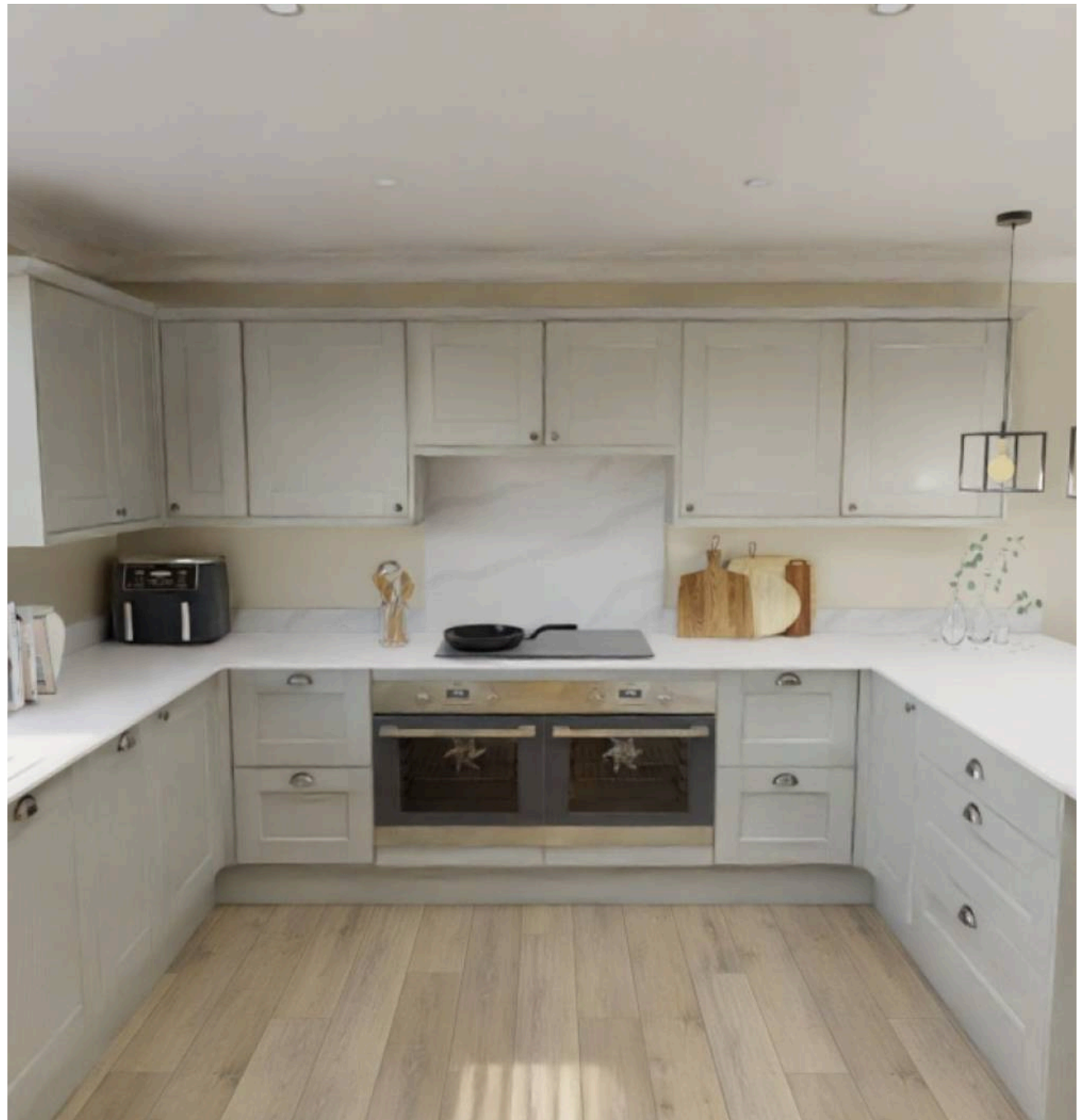
Plot 2, Court Place Farm, Cheriton Fitzpaine, EX17 4HH

Guide Price **£725,000**

Plot 2, Court Place Farm, Cheriton Fitzpaine

- One of just four high-quality new homes
- Around 1,700 sqft of flexible accommodation
- Generous garden with wonderful countryside views
- Four double bedrooms plus study/bedroom five
- Large kitchen/dining room opening to the garden
- Separate living room & useful utility room
- Principal bedroom with en-suite shower room
- Air-source heating, solar PV & battery storage
- Early buyers can choose selected kitchens, 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 2 is on the lower side of the development, with a particularly good amount of garden wrapping around the house. The accommodation has been designed with modern family life in mind, balancing open-plan space with rooms that can be closed off when you want them. The kitchen/dining room is the everyday hub, complete with island and direct access outside, while the separate living room gives you a proper second space to relax. A utility room keeps laundry and everyday clutter away from the kitchen, there's a ground-floor WC, and the separate study could equally become an occasional fifth bedroom, playroom or hobby space. Upstairs, all four bedrooms are doubles, the principal having its own en-suite shower room, alongside a well-appointed family bathroom. The bathrooms will feature tiled finishes, wall-hung WCs, vanity basins and generous showers, while anthracite Velfac glazing complements the mixture of traditional and contemporary materials externally. Plot 2 also benefits from its own garage and off-road parking.

The plot is a major part of the appeal here. Rather than the tight garden and parking arrangement often associated with modern developments, Plot 2 has been given plenty of breathing room, with a generous private garden, its own parking and garage, and wonderful views across the surrounding countryside. Further wild meadow land is available by separate negotiation, giving buyers the unusual option of extending their outside space beyond the residential garden. There's also ample dedicated visitor parking within the development, something that's often forgotten on schemes of this size. The four eventual homeowners will collectively own and control the residents' management company responsible for the private access, visitor parking and shared infrastructure, keeping responsibility for their immediate surroundings in the hands of the people who actually live here.



For buyers who like the convenience and efficiency of buying new but don't want to feel as though they're moving onto a conventional housing estate, Plot 2 offers a very different proposition.

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 stage 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

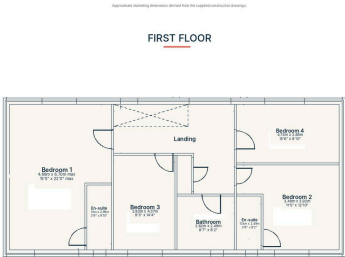
Construction: Timber framed

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.



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.

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

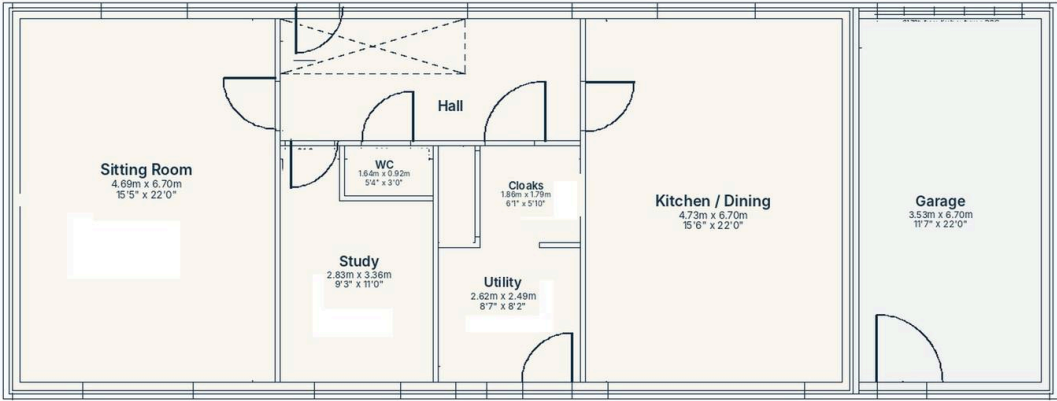
The communal areas (driveway etc) will be included in a management company passed to the 4 property owners so any annual maintenance charges will be determined by the 4 owners.

DIRECTIONS

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

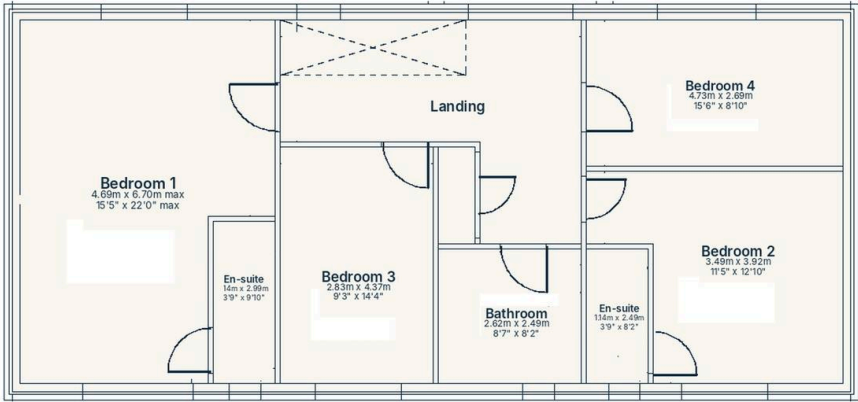


GROUND FLOOR



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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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.