



Ashbury | Braunton | Devon



BY DESIGN

A brand-new detached home on Lower Park Road, one of Braunton's most sought-after residential settings.

Ashbury combines modern, energy-efficient living with three double bedrooms, a south-facing landscaped garden, detached garage and generous parking. Designed for comfort, ease and low-maintenance living, it offers a rare opportunity to secure a new home in a highly desirable village location close to the coast.



Scan to watch video tour



Key Features

- One of Braunton's most sought-after residential addresses
- A brand-new detached home in a small exclusive development
- End plot position
- South-facing landscaped rear garden
- Not overlooked to the rear
- EPC A-rated energy performance
- Solar panels and battery storage
- Air source heating, underfloor heating and modern insulation
- Driveway parking and detached garage with electric roller door
- Three double bedrooms with flexible ground floor living

3



1



2





About the property

Ashbury is the end home within a small, exclusive collection of brand-new detached houses on Lower Park Road, one of Braunton's most sought-after residential settings.

Built by renowned local builders, the development offers a high specification, careful detailing and a clear focus on easy, modern living. This is not a standard new-build estate, but a small group of individual homes in an established village location, designed for buyers who want quality, comfort and convenience without the upkeep of an older property.

The home provides three double bedrooms, spacious modern accommodation, generous parking, a detached garage with electric roller door and a south-facing landscaped rear garden. With strong energy efficiency and Braunton village within walking distance, Ashbury offers a rare balance of location, practicality and low-maintenance living.



The main living space at Ashbury has been designed around comfort, light and everyday ease. Rather than separating kitchen, dining and sitting areas into individual rooms, the layout creates one generous open-plan space that feels sociable and practical without losing its sense of warmth.

The sitting area sits naturally within the room, giving you somewhere comfortable to relax while still staying connected to the kitchen and dining space. It is a layout that works well for modern family life, visiting guests and quieter evenings at home, with direct access to the garden helping the whole ground floor feel open, usable and easy to live in.



The kitchen, dining and living area forms the heart of the home, with a clear sense of flow between cooking, eating, relaxing and entertaining. It gives you the kind of space buyers increasingly want, where daily life can happen in one well-planned room rather than being split across separate areas.

The connection to the garden adds real flexibility, especially in the warmer months, while the separate utility room keeps the practical side of the house tucked away. A ground-floor wet room further adds to the usability of the layout, whether for family life, guests, dogs, beach days or longer-term future-proofing.



Upstairs, Ashbury offers three well-proportioned double bedrooms, giving the home a level of flexibility that will suit a wide range of buyers. The principal bedroom benefits from its own en-suite, creating a comfortable private space away from the main family bathroom, while the remaining bedrooms work well for children, guests, home working or visiting family.

The layout has been planned to feel practical, balanced and easy to live with. There is no compromise of a small third bedroom, with each room offering proper usable space.

For young couples planning ahead, growing families, downsizers who still want room for guests, or buyers relocating to North Devon, the accommodation offers a sensible and future-proofed arrangement.

Ashbury also brings the reassurance of modern energy efficiency. With an EPC A rating, solar panels and battery storage, the home has been designed to support lower running costs and a more efficient way of living. For buyers comparing older homes with higher bills, repairs and ongoing maintenance, Ashbury offers a smart, low-maintenance alternative without giving up space, independence, parking or a proper garden.

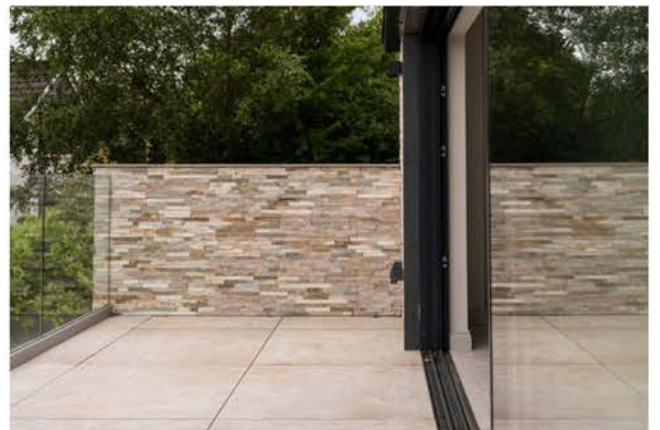




The rear garden is a real strength of Ashbury. It has been attractively landscaped, enjoys a sunny aspect and is not overlooked to the rear, giving the home a more private feel than many modern properties. It provides useful outside space for dining, family life, dogs, beach kit and relaxed day-to-day use, without becoming difficult to maintain.

Practicality continues at the front of the property, where Ashbury benefits from driveway parking for multiple vehicles, along with a detached garage with an electric roller door. In Braunton, where parking and garaging can be limited, this is a major advantage and adds to the long-term usability of the home.

The overall result is a property that feels easy to live with inside and out. You have the benefit of a proper garden, strong parking provision and useful storage, all in a sought-after village setting close to the coast.



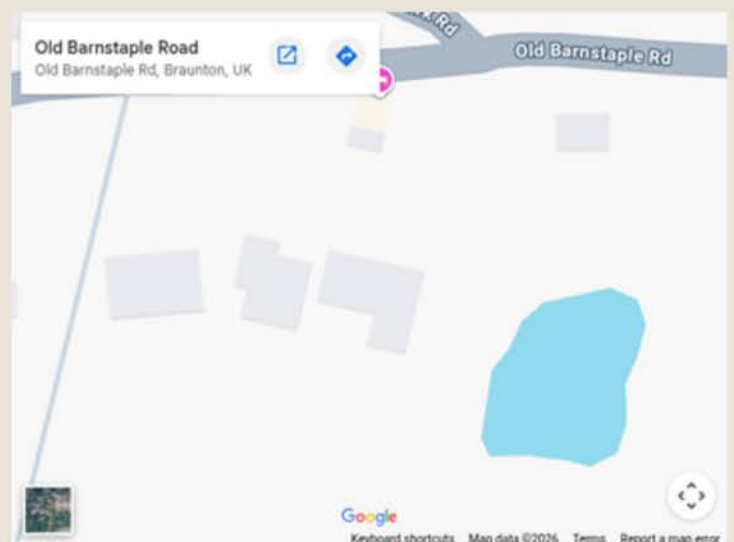
Location & Lifestyle

Braunton offers proper year-round village living, with independent shops, cafés, pubs, restaurants, schools and everyday services close at hand. It is a highly desirable base for buyers who want community, convenience and easy access to the coast, golf, countryside and the wider North Devon lifestyle.



Location

Ashbury sits on Lower Park Road, one of Braunton's most sought-after residential settings, close to the heart of the village and within easy reach of Barnstaple. From here, Saunton Sands, Braunton Burrows, Croyde, Putsborough and Woolacombe are all easily accessible, placing some of North Devon's best beaches and scenery close by.





FIRST FLOOR

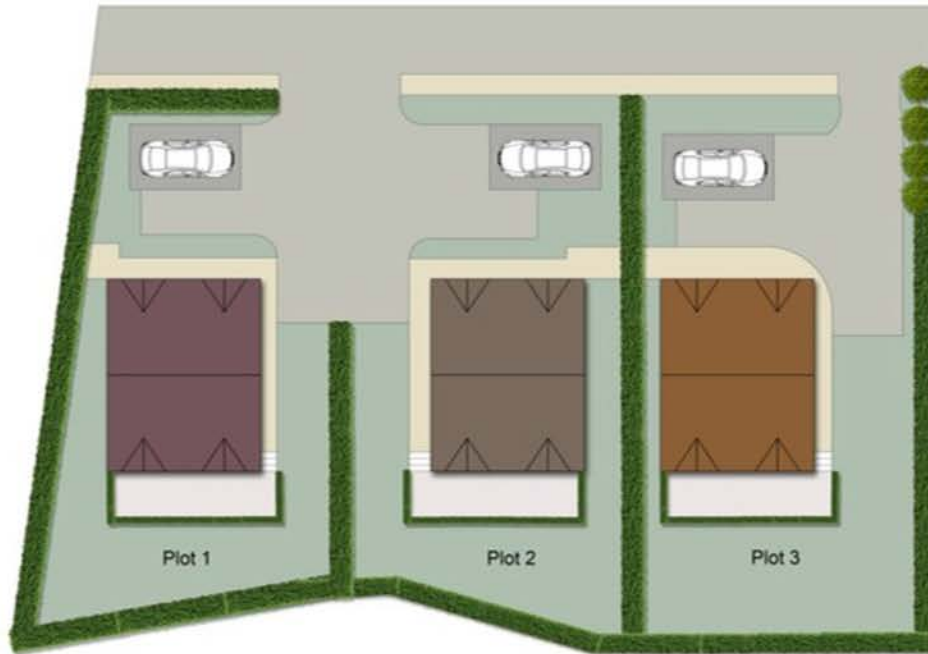


GROUND FLOOR PLAN

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Lower Park Road Braunton

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USEFUL INFORMATION

Private drainage

Mains water

Mains electric

Gas central heating, Solar Panels & Battery Storage

Council Tax Band F

What3words: handy.lends.spans

Broadband: FFTC

Buyers should check the latest connection type and speeds with their chosen provider or via the Ofcom broadband checker.



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