



EXCLUSIVE DEVELOPMENT – An exceptional four double bedroom detached Popham-style home, occupying an impressive position within the exclusive Highwood Gardens development at Post Hill. Beautifully presented and enhanced by its current owners, this substantial family home combines a superb open-plan kitchen/breakfast/dining room, large sitting room, study, utility, four double bedrooms all with built in wardrobes or walk in area, double garage, generous parking for four vehicles, solar panels and a landscaped south-east facing garden.

Built by Burrington Estates as part of their exclusive Highwood Gardens development, this impressive Popham-style detached home offers an exceptional combination of space, specification and contemporary family living. One of just a small collection of individually designed homes within the development, the property enjoys an attractive frontage, generous driveway parking and a detached double garage with car charging point, while internally the accommodation has been beautifully finished and thoughtfully enhanced by the current owners.

Stepping through the front door, a spacious entrance hall immediately gives a sense of the proportions found throughout the property, with attractive herringbone-style LVT flooring continuing through much of the ground floor, stairs rising to the first floor and useful built-in storage. A contemporary cloakroom is positioned off the hall, while the separate study provides an excellent dedicated home-working space and could equally serve as an occasional fifth bedroom if required.

Without doubt, one of the highlights of the home is the superb open-plan kitchen and dining room. Designed to provide a genuine heart to the house, this generous space is ideal for both everyday family life and entertaining, with plenty of room for a substantial dining table and chairs. The kitchen itself offers an extensive range of contemporary cabinetry complemented by granite work surfaces and a one-and-a-half bowl sink with mixer tap. A comprehensive selection of integrated appliances includes a five-ring induction hob with cooker hood above, double oven, integrated tall fridge and separate tall freezer, integrated dishwasher, drinks fridge and integrated recycling storage. Triple-glazed windows provide excellent natural light, while shutters add an attractive finishing touch.

Adjoining the kitchen is a particularly useful utility room, helping to keep the main living space uncluttered. This incorporates further storage together with raised provision for a washing machine and tumble dryer and houses the wall mounted Logic boiler serving the heating and hot water. A triple-glazed door provides convenient access directly onto the rear garden.

Across the hall, the substantial sitting room provides another excellent family space. Bright and airy, the room enjoys an attractive outlook over the rear garden, with wide triple-glazed bi-folding doors creating a wonderful connection between the house and outside space during the warmer months. The continuation of the herringbone-style flooring gives the ground floor a particularly cohesive contemporary finish.

The feeling of space continues upstairs, where the landing has a rear-facing window, airing/storage cupboard and access to the loft.

The principal bedroom is a generous double room overlooking the rear garden and benefits from an excellent walk-in wardrobe space together with its own beautifully appointed en-suite shower room. The en-suite incorporates a large walk-in shower with rainfall and separate handheld shower fittings, concealed-cistern WC and wash basin set within a vanity storage unit.

There are three further genuine double bedrooms, making this a particularly appealing home for families seeking good-sized bedroom accommodation rather than one principal bedroom accompanied by considerably smaller rooms. All three benefit from built-in double wardrobes, with the bedrooms also incorporating TV points and radiators.

Serving these rooms is a stylish family bathroom finished with contemporary fittings and providing both a paneled bath and separate walk-in shower with rainfall and handheld shower fittings. A vanity-mounted wash basin, concealed-cistern WC, heated towel radiator and complementary tiling complete this impressive family bathroom.

The specification of the property continues to impress, with triple-glazed uPVC windows throughout and fitted shutters to the front ground floor windows of the house, while solar panels provide a further attractive feature for buyers increasingly conscious of household energy efficiency.

Outside, the property has considerable kerb appeal. An impressive frontage is framed by pillars either side of the entrance with established planted beds softening the approach to the house. To the side, a substantial private driveway provides generous parking for approximately four vehicles and leads to the detached double garage. The garage benefits from light and power and also accommodates the solar-panel control equipment, while gated access leads through to the rear garden.

The rear garden is another real feature of the property. Enjoying a desirable south-easterly aspect, it has been attractively landscaped to provide a generous level lawn together with a large paved terrace immediately adjoining the house, creating an excellent setting for outside dining, entertaining and summer barbecues. Raised sleeper beds add further interest and planting, while an outside tap and external power are also provided. Gated side access conveniently links the garden back to the driveway and garage.

Highwood Gardens itself is an exclusive development of just 18 homes constructed by Burrington Estates on the north-eastern side of Tiverton, combining an attractive edge-of-town setting with convenient access to the town and surrounding Mid Devon countryside. Tiverton Golf Club is close by, while the Grand Western Canal and surrounding countryside provide excellent opportunities for walking, cycling and recreation.

Families have a selection of education options within the wider area, including Tidcombe Primary School, Tiverton High School and the independent Blundell's School and Blundell's Preparatory School that is both within walking distance to the property. Prospective purchasers requiring a particular state-school placement should make their own enquiries regarding current designated areas and admissions criteria, it is understood that residents of Tiverton receive preferential rates as residents of Tiverton.

Tiverton town centre provides an extensive range of everyday facilities including numerous supermarkets, independent and national retailers, cafés and restaurants, doctors, leisure facilities and the historic Pannier Market. The town is also well positioned for commuters, with access towards the A361 North Devon Link Road and onward to Junction 27 of the M5, while Tiverton Parkway mainline station provides rail connections to Paddington London or connections to Exeter City Airport.

Combining an excellent specification with four genuinely generous bedrooms, impressive living accommodation, a double garage, extensive parking and an attractive south-east facing garden, this is an outstanding modern family home that deserves an early viewing.

Tenure: Freehold

Council Tax: Band E – Mid Devon District Council

Services: Mains electricity, water and gas. Solar electric panels.

Broadband: Prospective purchasers should check current availability and speeds with their chosen provider.

Mobile Coverage: Prospective purchasers should check coverage with their chosen network provider.

what3words: ///bibs.fault.warp

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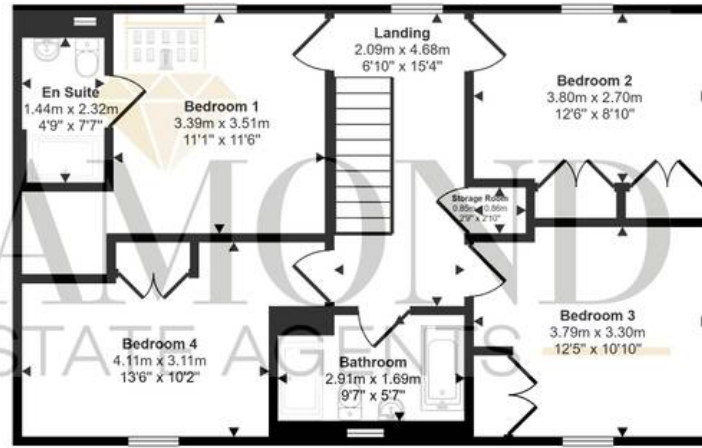




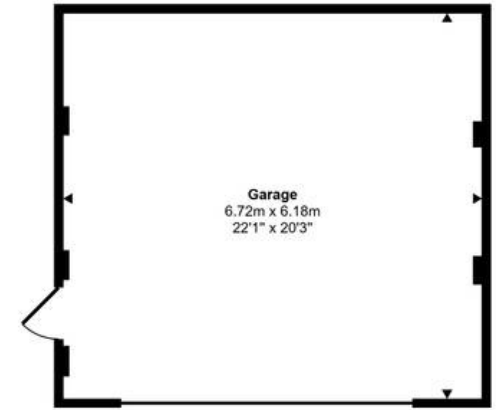
Approx Gross Internal Area
192 sq m / 2063 sq ft



Ground Floor
Approx 75 sq m / 806 sq ft



First Floor
Approx 75 sq m / 810 sq ft



Garage
Approx 41 sq m / 447 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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