



Plot 3, Ash House



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Arcadian Gardens, Braunton, Devon, EX33 2LH

A brand new, 4 bedroom detached eco-friendly home, thoughtfully designed for modern family living, ideally located in the centre of Braunton

- 4 bedroom detached home
- 3 ensuite plus family bathroom
- Private garden
- 10 year build zone warranty
- Council tax band TBC
- Large open plan kitchen and living space with bi-fold doors
- Private driveway for 2 cars
- Integral garage with powered sectional door (Hormann)
- Freehold
- Predicted Energy Assessment rating B

Guide Price £815,000

SITUATION

Arcadian Gardens is a bespoke collection of four eco-friendly 4 bedroom detached new homes, ideally located off Lower Park Road, just a few minutes walk from the centre of Braunton. These homes are thoughtfully designed to reflect the beauty and character of their surroundings. Featuring energy-efficient systems, bespoke finishes, and sustainable materials, they blend style, sophistication, and functionality.

Braunton is a vibrant and welcoming village that perfectly blends coastal beauty with everyday convenience. Known for its friendly community, the village offers a wonderful lifestyle surrounded by some of the South West's most stunning natural landscapes including the golden sands of Saunton, Croyde, and Woolacombe. These beaches are renowned for their surfing, scenic walks, and breathtaking sunsets, making Braunton a dream location for outdoor enthusiasts.

Braunton itself offers a thriving high street with independent shops, cafés, pubs, and restaurants, along with supermarkets, schools, medical facilities, and leisure amenities. With excellent access to Barnstaple and the wider North Devon area, Braunton combines the charm of village living with the practicality of good transport links and everyday services.

DESCRIPTION

The ground floor offers a spacious and welcoming hallway with direct access to the integral garage. At the heart of the home is an impressive open plan kitchen, dining, and living area, filled with natural light and featuring two bi-fold doors that open out onto a south facing garden.



The kitchen includes a single oven and integrated microwave, integrated dishwasher, two integrated fridge-freezers, induction hob and larder. A further well proportioned reception room provides excellent flexibility, ideal as a study, snug, or even a ground floor bedroom, with the added benefit of a conveniently located shower room across the hallway. Completing the ground floor is a practical utility room accessed from the kitchen, with space for a washing machine and separate dryer plus additional storage, along with a door leading to the rear garden.

Stairs with built in storage, lead to an impressive first floor, where vaulted ceilings enhance the sense of space and light throughout. From a generous landing, the accommodation unfolds to offer a beautifully proportioned layout. The master bedroom is exceptionally spacious and is complemented by a large ensuite, complete with both a bath and separate shower. Two further well sized double bedrooms each benefit from their own ensuite, providing comfort and privacy for family or guests. A fourth generous double bedroom offers excellent versatility, making it ideal as additional family space. The floor is completed by a stylish family bathroom featuring a shower over the bath, along with two additional cupboards that provide ample storage and everyday practicality.

This home integrates advanced renewable energy systems and smart sustainable technologies to deliver an eco-friendly, ultra-efficient and cost-effective way of living.

OUTSIDE

This home benefits from an integral garage with powered sectional door (Hormann), driveway parking for 2 cars and private garden.

PLOT AVAILABILITY

3 available plots: Plots 1 and 3 are customisable.
Plot 4 is currently under offer.

OTHER CONSIDERATIONS

Timber Frame Construction (standard)
Some photos in these details may be from another near identical property within the development or have been staged using AI.
Internal layout for plot 3, is mirrored to layout on floor plan shown.

SERVICES

Mains drainage, water and electric.
Air Source Heat Pump
Mechanical Ventilation with Heat Recovery
Underfloor heating throughout
Photovoltaics and EV charger included.
Broadband (Fibre to the premises) estimated speed up to 1000 Mbps. Mobile coverage from EE, three and Vodaphone likely.

VIEWINGS

All viewings are strictly by prior appointment with Stags Barnstaple office.

DIRECTIONS

From Barnstaple, head west along the A361 towards Braunton for around 5 miles before turning right onto Wrafton Road. Continue along Wrafton Road until you reach a small roundabout and then turn right onto Lower Park Road. The Development is located up the second turning on the left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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