



Guide Price £955,000



**PLOT 3 SUTTON ORCHARD**  
Newbuildings, EX17 4PS

With a clear vision to regenerate wildlife habitat whilst delivering high quality and energy efficient rural dwellings, Bower Eco Homes brings you Sutton Orchard. Set in a total of 13 acres of glorious Mid Devon countryside, just 5 exclusive, environmentally sensitive homes will be built using the latest in sustainable materials and design to create a wonderful rural retreat, working with, not against nature.

Each home is approx. 2,982 sqft (inc garage) with a high-quality finish throughout. The 4 bedrooms and 3 bathrooms will provide comfort and style with living spaces to match. Thought has been given to the design, with the inclusion of a larder, utility, boot room and study bringing essential extra spaces into these modern homes. Each property will have a private garden and 3 of the 5 have additional private paddocks. All 5 properties will have the enjoyment of 7 acres of regenerated land, native woodland and a swimming pond. This is a truly exceptional development in many ways.

Beds - 4  
 Study / Bedroom 5 - 1  
 Receptions - 3  
 Bathrooms - 3  
 Dressing room - 1  
 Larder - 1  
 Boot room - 1  
 Utility room - 1  
 Garage - 1 plus double car port  
 Garden - front and rear  
 Paddock - various sizes  
 Shared space - 7 acres with swimming pond

#### AGENTS NOTES :

Please note that the images provided are a mix of photos and computer-generated images to give an idea of the finished product.

Completions are estimated in June 2023 but reservations can be made now.

#### BRIEF SPECIFICATION :

Energy efficient heat pumps for underfloor heating and hot water  
 MVHR system  
 Private treatment works for drainage  
 A++ efficiency  
 Triple glazing  
 Sustainable & locally sourced timber  
 VOC free paints  
 EV charging point

Solar PV's  
 Premium kitchen appliances  
 Wood burner  
 Wood flooring and fitted wool carpets  
 Landscaped gardens  
 10-year building warranty  
 \*All specifications are subject to change depending on availability

#### VIEWINGS AND RESERVATIONS

Viewings solely by appointment with the selling agents.

Reservations can be made via the agents.

Any prices accepted by the seller will be vetted by the agents and a £2000 reservation fee to be paid via solicitors to secure a plot. Please note, only procedable buyers (sale agreed, sold, rented, cash) will be able to reserve.

Exchange of contracts will be 10% with a completion date for the balance to be agreed via solicitors.

DIRECTIONS : Use Sat Nav to EX17 4PS or what3words address to the entrance is entire.mainly.foot (<https://what3words.com/entire.mainly.foot>)

NEWBUILDINGS is a family-friendly, peaceful hamlet with characteristic thatched cottages and farmhouses in Sandford Parish, encompassed by rolling farmland and gentle sloping valleys. It lies 3 miles north west of the market town of Crediton, 2 miles east of the village of Copplestone and 10 miles north of the regional capital, Exeter. The A377 and Tarka Line that link Exeter and North Devon are within a few minutes' drive. Residents enjoy the plentiful walks across the luscious hills and experience awe-inspiring views, spreading to the horizon; if that isn't enough, the outstanding natural beauty of Dartmoor and Exmoor are a short drive away. For convenience, there is a local supermarket at Crediton and essentials can be picked up from the Copplestone village shop – a couple of minutes' drive away.



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[www.helmores.com](http://www.helmores.com)