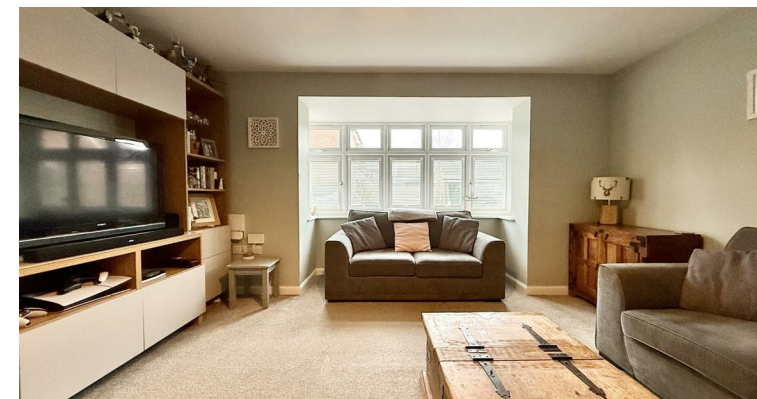




## Superb 5 Bedroom Detached Family Home

12 Hantone Close, Chivenor, Barnstaple, EX31 4FE

Guide Price

**£525,000**

- Immaculate 5 Bedroom Detached Family Home
- Study Room & Utility
- Cul-De-Sac Position
- Double Garage with 2 Parking Spaces
- Delightful Living Room
- Family Bathroom Plus 2 Ensuites
- Superb Large Kitchen/Diner
- Solar Panels
- EPC: A

**Looking to sell? Let us  
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for free!**

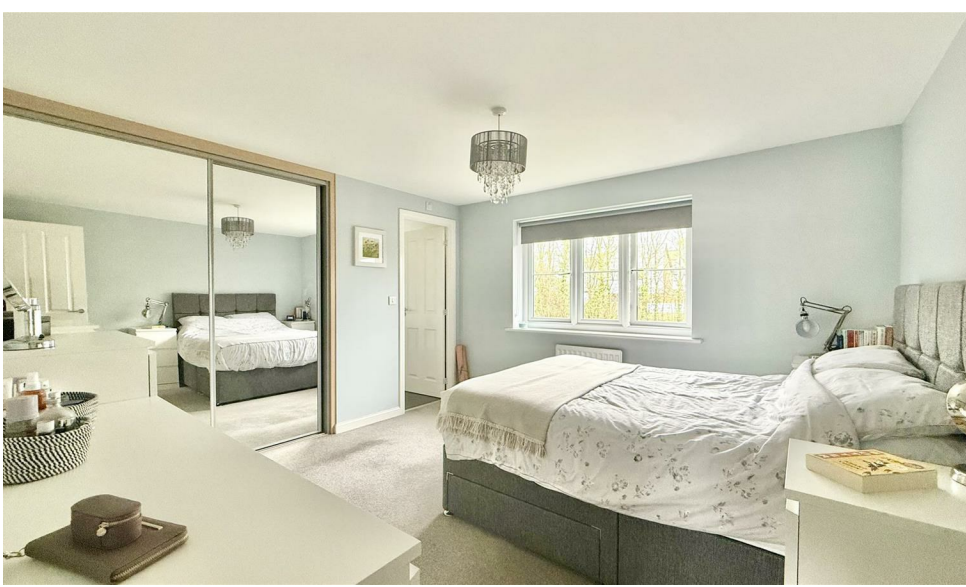
Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

### Directions

From Barnstaple proceed on the A361 to Braunton. Continue past Heanton Court Pub, on the left and carry straight on at the first roundabout (Chivenor Service Station). At the next roundabout, take first left and first left again. After a short distance, Hantone Court will be on the left with no.12 in the corner.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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**Entrance Hall**

**Living Room**  
4.53 max x tbc (14'10" max x tbc)

**Kitchen/Diner**  
9.04 x 3.41 (29'7" x 11'2")

**Utility Room**  
2.34 x 1.90 (7'8" x 6'2")

**Downstairs WC**  
1.90 x 0.97 (6'2" x 3'2")

**Study**  
2.91 x 2.15 (9'6" x 7'0")

**Bedroom 1**  
4.31 max x 3.64 (14'1" max x 11'11")



Welcome to 12 Hantone Close, Chivenor, a spacious and beautifully presented five-bedroom detached family home, tucked away at the end of a quiet cul-de-sac. The property benefits from a double garage and off-road parking for two vehicles, making it an ideal choice for families seeking both space and practicality. Designed for modern living, this efficient home also boasts the advantage of an excellent EPC rating of A. Only by viewing can the space and quality this home offers be fully appreciated.

Upon entering the property, you are greeted by a generous and welcoming hallway, which provides access to a study, perfect for home working, and a convenient downstairs WC. To the left is a bright and spacious living room, featuring an attractive box bay window that fills the room with natural light.

The impressive open-plan kitchen and dining area forms the true heart of the home, offering a fantastic space for both everyday family life and entertaining. The kitchen itself is well appointed with ample worktop and cupboard space, along with integrated appliances including a double oven, dishwasher, gas hob, and a 1.5 bowl sink with swan neck tap. The generous dining area enjoys an abundance of natural light and provides plenty of space for a large dining table, with French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the property offers five well-proportioned bedrooms, two of which benefit from their own en-suite shower rooms. The family bathroom is fitted with a stylish three-piece white suite, complemented by attractive tiling.

Outside, the home enjoys a good-sized enclosed garden, which wraps around the side of the property and extends behind the garage. This private outdoor space offers plenty of room to relax in the sun, enjoy al fresco dining, and ideal for anyone with children/pets.

## Services

All mains connected

## Council Tax band

F

## EPC Rating

A

## Tenure

Freehold



The property forms part of the sought after development known as 'The Landings'. Close by is a bus stop which connects to Braunton village, approximately 1 mile to the west, and Barnstaple, the regional centre of north Devon, approximately 4 miles to the east. The Tarka Trail is also close to hand and this offers many miles of delightful walks and cycling opportunities along the Taw Estuary towards Barnstaple and beyond.

Braunton village offers an excellent range of amenities including primary and secondary schooling, Tesco Store, restaurants, churches, public houses and a good number of local shops and stores. The superb sandy beaches at Croyde and Saunton are a further 3 and 4 miles from Braunton and Saunton also offers the renowned golf club with its two championships courses.

Barnstaple, the regional centre of north Devon, has excellent covered town centre shopping at Green Lanes and out of town shopping at Roundswell. Social facilities include a brand new leisure centre, The Queens Theatre, Scott's Cinema, Tarka Tennis Centre and ten pin bowling. There is access on to The North Devon Link Road which offers a convenient connection to the M5 motorway at Junction 27. The Tarka Train Line connects to Exeter in the South which then picks up the main route to London.

**Bedroom 1 Ensuite**  
2.23 x 1.53 (7'3" x 5'0")

**Bedroom 2**  
3.56 x 3.19 (11'8" x 10'5")

**Bedroom 2 Ensuite**  
2.09 x 1.52 (6'10" x 4'11")

**Bedroom 3**  
3.28 x 2.97 (10'9" x 9'8")

**Bedroom 4**  
2.90 x 2.17 (9'6" x 7'1")

**Bedroom 5**  
2.77 x 2.66 (9'1" x 8'8")

**Double Garage**