

DIRECTIONS

SAT NAV POSTCODE EX17 4HA

FROM EXETER

Head north along Cowley Bridge Road / A377 towards Crediton. At the roundabout take the first exit towards Crediton/A377. Turn right onto Langford Road, signposted Langford / Shute. At the junction, turn left and immediate right signposted to Shute / Shobrooke. At the next junction, head straight onto Coffintree Hill, signposted Cheriton Fitzpaine. Continue into the village. At the junction, turn right. Continue through the village, past the primary school and the development will be found on your left, denoted by the development sign board.

FROM CREDITON

From Exeter Road, Crediton turn right on to East Street, signposted A3072 Tiverton and Sandford. At the end of this road, turn left on to Mill Street (A3072). At the roundabout, continue straight, following signs for Tiverton for approximately 3 miles. Turn left onto Coffintree Hill, signposted for Cheriton Fitzpaine. Continue into the village. At the junction, turn right. Continue through the village, past the primary school and the development will be found on your left, denoted by the development sign board.



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the Selling Agents has any authority to make or give any representation to warranty, whether in relation to any property or these particulars, nor to enter into any contract relating to the property on behalf of our client. Floor plans and Site plans are for identification purposes only and are not to scale. They do not form part of any contract for the sale of any property. All dimensions shown are approximate structural dimensions and are scaled from plans prior to construction. No allowance has been made for the thickness of plasterboard or skirting's. Dimensions may vary during the course of construction and purchasers should verify dimensions on site. They should not be relied upon to determine space for furniture, appliances or for fitting carpets. Kitchen and bathroom layouts may be subject to reorientation and are given as a guide. Computer Generated Images (CGI's) are intended only for illustrative purposes and are subject to interpretation. Actual finishes, details and any landscaping will vary from plot to plot. Please refer to the working plans on site. Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact our marketing agents and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties that have been sold or withdrawn.



WHITE CROSS PARK

CHERITON FITZPAINE



WHITE CROSS PARK

CHERITON FITZPAINE

A STUNNING COLLECTION OF BRAND NEW 3 AND 4 BEDROOM HOMES.

Each property will be built to a high specification by prestigious developers Westhaven Homes and are situated in the scenic village location of Cheriton Fitzpaine.

Considerately designed with attention to detail throughout, each home will feature spacious, modern interiors and premier specifications, providing a wonderful opportunity to put your own stamp on a brand new home in a thriving village community.



CHERITON FITZPAINE

A LOVELY VILLAGE WITH A THRIVING COMMUNITY IN A RURAL LOCATION, YET WITHIN EASY REACH OF THE MARKET TOWNS OF BOTH CREDITON & TIVERTON AS WELL AS THE CATHEDRAL CITY OF EXETER



WESTHAVEN HOMES

“OUR ATTENTION TO DETAIL AND QUALITY DURING CONSTRUCTION, COMPLIMENT OUR PRINCIPLES TO PRODUCE YOUR DREAM HOME.”

Based at Sampford Peverell, Devon, Westhaven Homes Ltd was established in April 2008. We are a company dedicated to developing a unique collection of bespoke, individually designed family homes reflecting both a traditional and contemporary feel in the rural green beautiful landscape which the West Country is famous for. Our development locations are handpicked to ensure our properties work perfectly in their environment and reflect our beautiful countryside. They boast spacious modern interiors using premier specifications throughout. We pride ourselves on using the highest quality materials and professional craftsmanship to provide your dream home.

Our team at Westhaven Homes works closely with you to ensure buying your new home is an exciting and personal experience. Your home will be finished to an exceptional standard, and with our innovative design options we want you to be able to put your own personal touch to your home, making it truly yours. A Westhaven Home is a prestigious home built for today's living that you will know is special before you even walk through the front door.

The village offers a mix of old and new and is host to many fifteenth century houses, two churches a recently built primary school and a village shop. In addition there are numerous clubs and organisations established throughout the village to suit various age groups. The nearby village of Stokleigh Pomeroy is home to Thornes Farm shop and café, providing an excellent range of local produce. Senior school education is available in Crediton, Tiverton and Exeter, including the prestigious Blundells School; situated within the catchment area of Cheriton Fitzpaine, it offers opportunity for discounted term fees for local students*

The market town of Crediton is just 5 miles away, providing a wide selection of shopping and leisure facilities, whilst Tiverton is 9 miles and offers a golf course, leisure centre, hospital, supermarkets, shops, restaurant a cinema as well as a mainline railway service to London Paddington.

The Cathedral City of Exeter is approximately 10 miles distant, offering a wealth of shops & leisure facilities, national bus & rail links, as well as Exeter airport (11 miles), linking Exeter to many UK and European cities.

* Discounted school fees are subject to terms and conditions. Speak to Blundell's School directly for further information.

SPECIFICATION

EVEN OUR STANDARD SPECIFICATION IS EXCEPTIONAL

Kitchen

- Bespoke designed kitchens carefully crafted by distinguished, South-West based, Mayflower Kitchens.
- Range of kitchen colour options available
- Choice of laminate worktops and upstands
- A choice of ceramic floor tiles from our wide range
- Stainless steel 1.5 bowl kitchen sink with feature mixer tap

Neff appliances are included as standard throughout our homes

- Built-in stainless-steel oven
- Gas hob with contemporary glass splash back
- Stainless steel cooker hood extractor
- Integrated fridge freezer
- Built-in microwave oven (where applicable)
- Integrated dishwasher

Bathrooms

- Contemporary designed bathroom suites by Mayflower Bathrooms
- Back-to-wall Duravit WC with hidden cistern and soft close seats
- Deep Duravit bath set in tile surround with concealed bath filler/overflow and wall mounted filler valves
- Low rise shower trays in en suites with luxury enclosures and multi function shower heads
- Choice of full height tiling around bath and shower trays
- Choice of ceramic floor tiles (wide range of standard choices available)
- Recessed white down lighters to WC, bathroom and en suite
- Luxury chrome heated towel rails

Interior

- Full LPG central heating
- Underfloor heating throughout the ground floor
- Thermostatic radiators on the first floor
- Smart heating and hot water thermostats
- Beautiful quality oak finished internal doors with contemporary chrome door furniture
- Oak finished staircases giving the feel of luxury
- Fitted carpets throughout
- Extensive low energy and LED lighting arrangements

External

- Rear outside tap
- External front PIR light
- Rear garden gates and access doors included where shown on site plan
- Landscaped gardens with turf and/or shrubs to the fronts and rear where applicable.
- Power socket and light to garage, where applicable
- Electric operated garage door (where applicable)

Warranty

- 10-year NHBC warranty

Upgrade Options

- Upgrade options available for kitchens, appliances, flooring and wall tiles.
- We will endeavour to accommodate any additional upgrade option requested and work with you to personalise your home

Westhaven Homes will endeavour to provide accurate and reliable specification details in order to provide purchasers with a valid representation of our finished product

However, during the construction process various alterations to the specification may occur or become necessary to enable improvements. Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers should satisfy themselves of the actual dimensions relating to the property they are purchasing.

Elevation details may differ slightly over the same house type from plot to plot. Customers should ensure they are aware of the detail and finish being provided to a specific plot before committing to a purchase.



Kitchen image shown is taken from the Templeton at White Cross Park. Bathroom images are from a previous Westhaven Homes development.



SITEPLAN

HOUSETYPES



← Village Centre

Bickleigh
Numbers 1, 2, 18, 19, 20

Cadbury
Numbers 10, 11, 12, 22, 23, 24, 25

Cadeleigh
Numbers 13, 14, 21, 27

Coplestone
Number 16

Sandford
Numbers 15, 17, 26

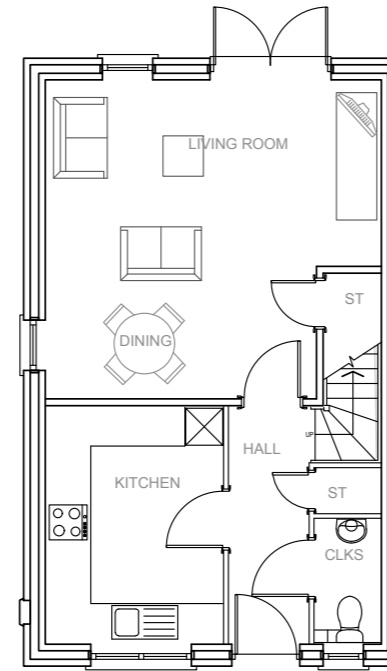
Templeton
Number 28

LPG storage tanks

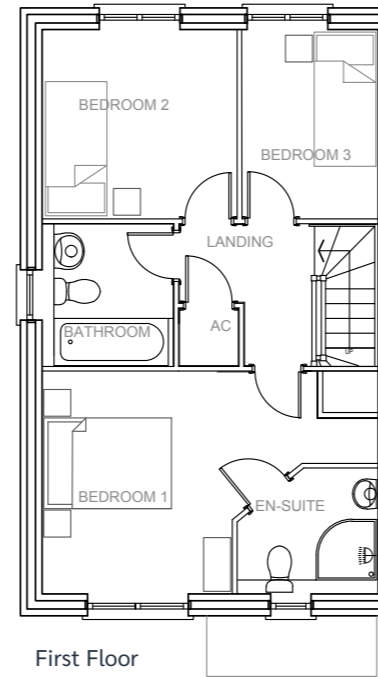
BICKLEIGH

1, 2, 18, 19, 20

The design of these delightful 3 bedroom terrace and semi detached homes feature an en-suite to master bedroom, garden and private parking



Ground Floor



First Floor

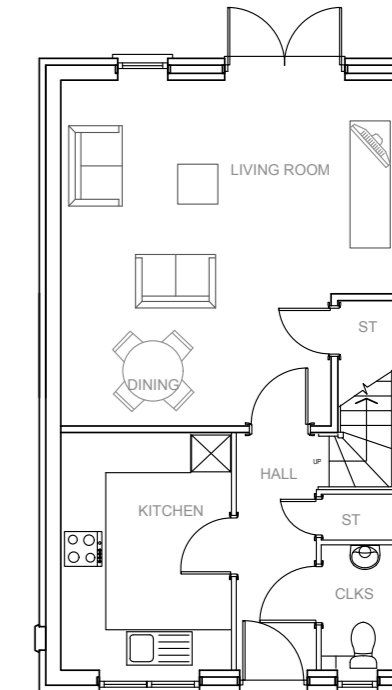
Room	Length (m)	(ft)	Width (m)	(ft)
Cloak	1.84	6'0"	0.97	3'2"
Lounge/dining	4.95	16'2"	4.70	15'4"
Kitchen	3.50	11'5"	2.61	8'6"
Bed 1	4.95 (max) red to 2.8 (min)	16'2" (max) red to 9'2" (min)	3.28	10'8"
En-suite	2.06	6'8"	1.84	6'0"
Bathroom	2.10	6'9"	1.92	6'3"
Bed 2	2.78	9'12"	2.86	9'4"
Bed 3	2.78	9'12"	1.99	6'5"

Please note: CGI shows house type only. Elevational treatments vary from plot to plot. Please speak to negotiator for details on each individual property and their location within the development.

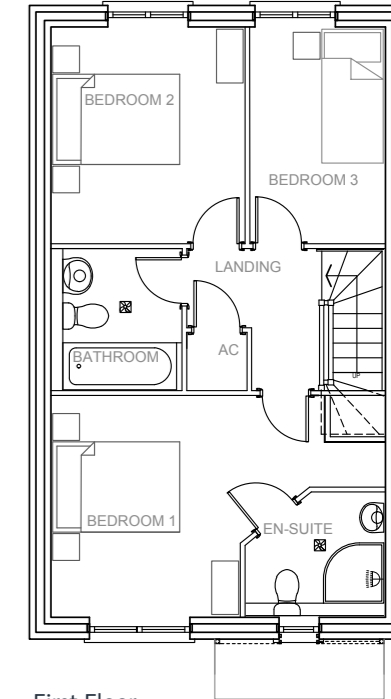
CADBURY

10, 11, 12, 22, 23, 24, 25

These fabulous 3 bedroom semi detached and detached home designs feature en-suite, garden and either garage or private parking*



Ground Floor



First Floor

Room	Length (m)	(ft)	Width (m)	(ft)
Cloak	1.84	6'0"	1.05	3'5"
Lounge/Dining	5.10	16'7"	4.95	16'2"
Kitchen	3.50	11'5"	2.50	8'2"
Bed 1	4.95 (max) red to 2.8 (min)	16'2" (max) red to 9'2" (min)	3.28	10'8"
En-suite	2.06	6'8"	1.84	6'0"
Bathroom	2.10	6'9"	1.92	6'3"
Bed 2	3.21	10'5"	2.86	9'4"
Bed 3	3.21	10'5"	1.99	6'5"

Please note: CGI shows house type only. Plot 10 and 12 have a garage. Plots 11, 22, 23, 24 and 25 have parking spaces. CGI shows house type only. Elevational treatments vary from plot to plot. Please speak to negotiator for details on each individual property and their location within the development.

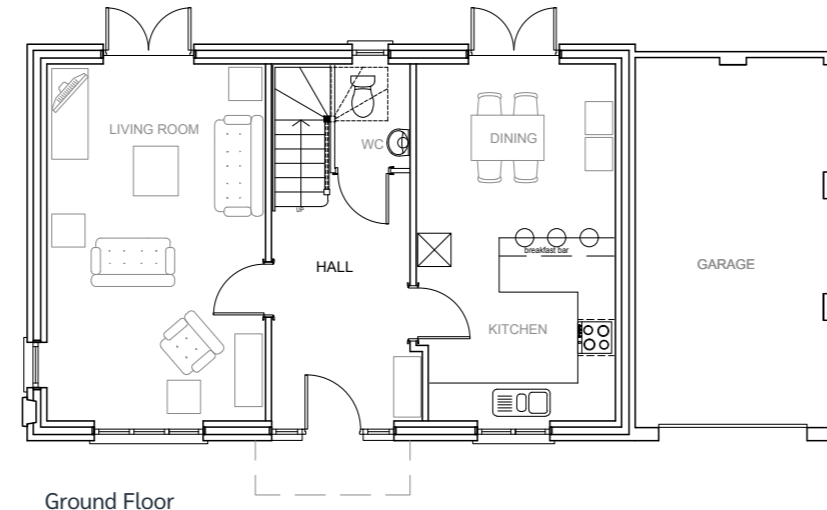
CADELEIGH

13, 14, 21, 27

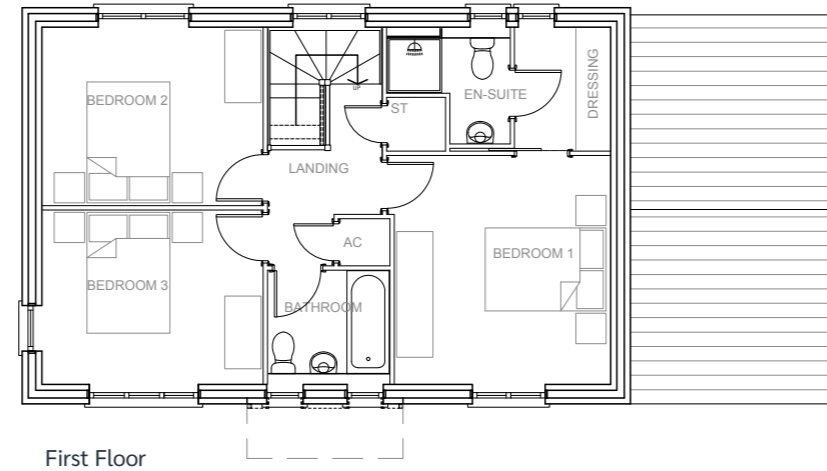
These beautiful 3 bedroom detached homes feature en-suite, dressing area, single garage & parking.



Room	Length (m)	(ft)	Width (m)	(ft)
Cloak	1.69	5'5"	1.12	3'8"
Living Room	5.85	19'2"	3.57	11'7"
Kitchen/Dining	3.04 (min) - 3.25 (max)	10'0" (min) - 10'6" (max)	5.85	19'2"
Bed 1	3.54	11'6"	3.76	12'3"
En-suite	2.02	6'6"	1.89	6'2"
Dressing	2.01	6'6"	1.55	5'1"
Bathroom	2.00	6'6"	1.84	6'1"
Bed 2	3.62	11'9"	3.01	9'9"
Bed 3	3.62	11'9"	2.8	9'2"



Ground Floor



First Floor

Please note: CGI shows house type only. Elevational treatments vary from plot to plot. Please speak to negotiator for details on each individual property and their location within the development. There is no pocket door to the dressing room

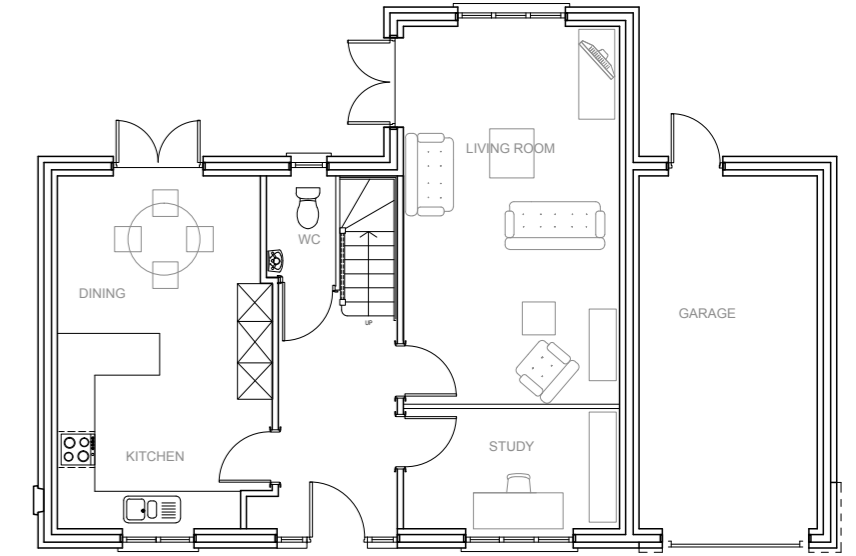
COPPLESTONE

16

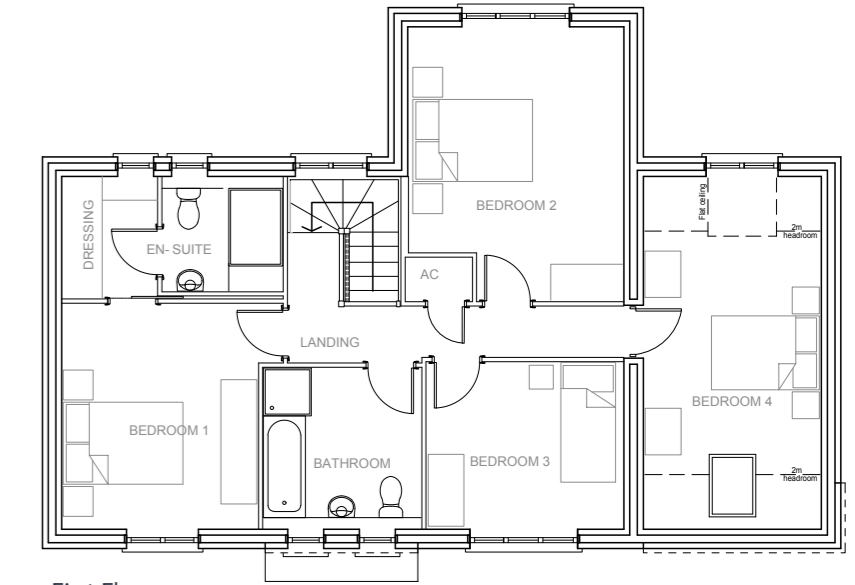
An individual 4 bedroom detached home with en-suite, dressing area, single garage and parking.



Room	Length (m)	(ft)	Width (m)	(ft)
Cloak	1.12	3'7"	1.80	5'9"
Living room	6.28	20'6"	3.57	11'7"
Kitchen/Dining	3.01 (min) - 3.34 (max)	9'9" (min) - 10'10" (max)	5.85	19'2"
Study	3.57	11'7"	1.98	6'5"
Bed 1	3.74	12'3"	3.25	10'7"
En-suite	2.00	6'6"	1.89	6'2"
Dressing	2.01	6'6"	1.57	5'1"
Bed 2	2.3 (min) x 3.55 (max)	7'7"(min) x 11'8"(max)	3.8 (min) x 4.6 (max)	12'6"(min) x 15'1"(max)
Bed 3	3.27	10'7"	2.77	9'1"
Bed 4	5.85	19'2"	2.93	9'6"
Bathroom	2.67	8'8"	2.64	8'6"



Ground Floor



First Floor

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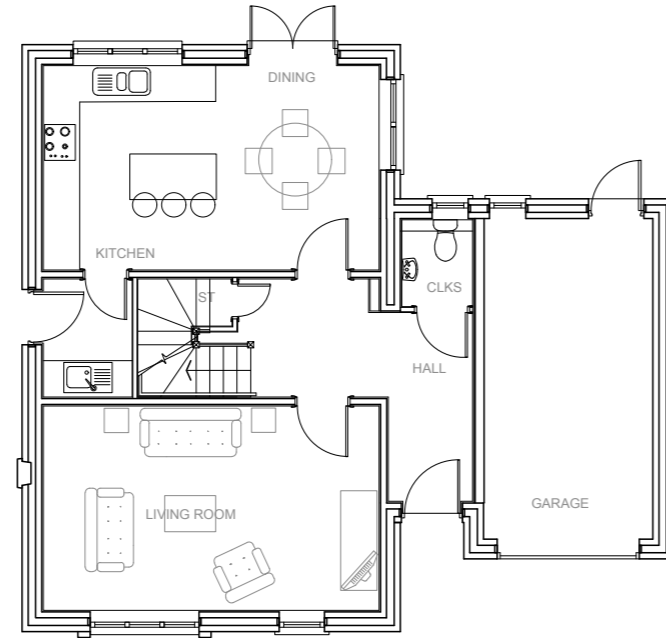
SANDFORD

15, 17, 26

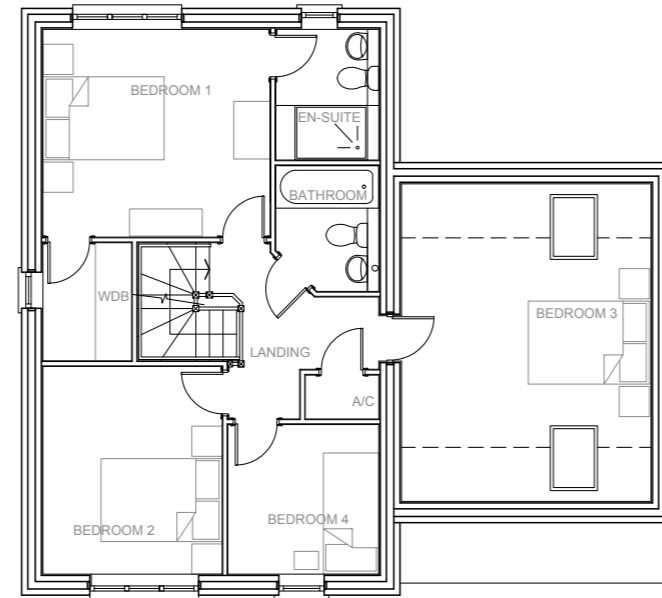
These stunning 4 bedroom detached homes feature en-suite, single garage and parking.



Room	Length (m)	(ft)	Width (m)	(ft)
Cloak	1.44	4'7"	1.17	3'8"
Living Room	5.55	18'2"	3.37	11'1"
Kitchen/Dining	5.55	18'2"	3.37	11'1"
Utility	1.95	6'4"	1.47	4'8"
Bed 1	3.43	11'3"	3.76	12'3"
En-suite	2.16	7'1"	1.70	5'6"
Dressing	1.95	6'4"	1.47	4'8"
Bathroom	2.08	6'8"	1.70	5'6"
Bed 2	3.43	11'3"	2.96	9'7"
Bed 3	5.25	17'2"	4.13	13'5"
Bed 4	2.49	8'2"	2.47	8'1"



Ground Floor



First Floor

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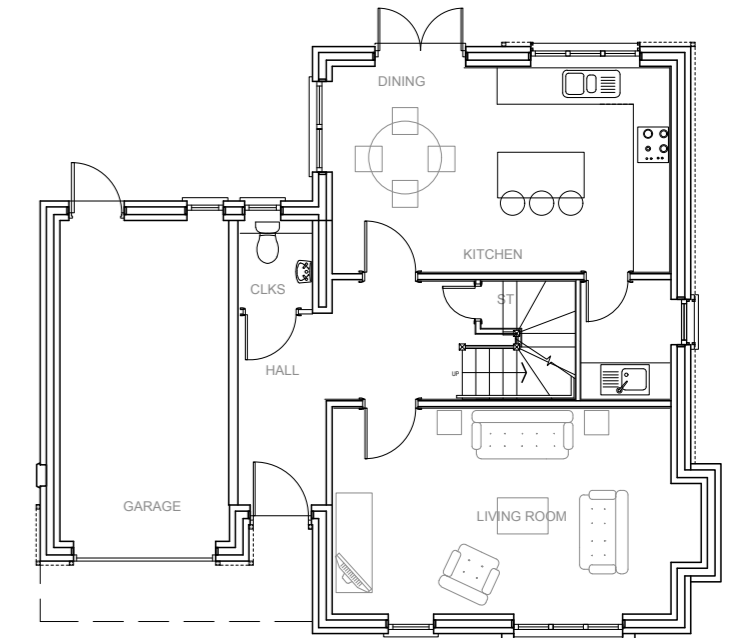
TEMPLETON

28

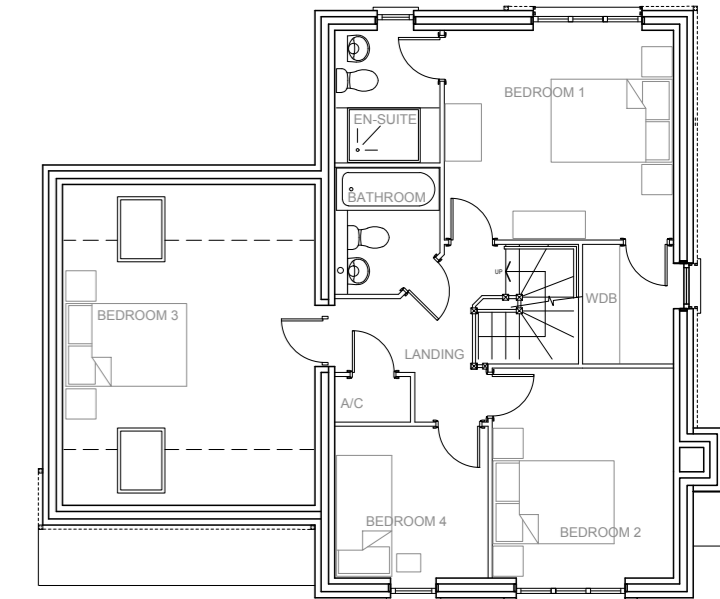
An individual 4 bedroom detached home with en-suite, single garage and parking.



Room	Length (m)	(ft)	Width (m)	(ft)
Cloak	1.44	4'7"	1.17	3'8"
Living Room	5.55	18'2"	3.37	11'1"
Kitchen/dining	5.55	18'2"	3.37	11'1"
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Ground Floor



First Floor

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