



12 Weavers Way, Sandford, EX17 4NS

£770,000

**HELMORES**  
SINCE 1699



## 12 Weavers Way, Sandford

- Impressive detached eco-home
- Underfloor heating throughout
- A range of integrated kitchen appliances
- Double detached garage and driveway parking
- Engineered oak flooring & wool carpets
- Enclosed rear garden
- 10 year structural warranty
- Panoramic countryside views

This impressive four bedroom family home features considerable living space over two floors with luxury fixtures and fittings included as standard. The ground floor comprises a spacious sitting room with patio doors, a WC, study/home office, separate utility room with washer/dryer and a generous open plan kitchen-dining area with doors opening onto the rear garden - perfect for alfresco dining in the Summer months. The kitchen comes equipped with a range of Siemens integrated kitchen appliances including: a tall low frost fridge, freezer, single eye-level oven with built in microwave oven a wine cooler as well as solid wood shaker style kitchens and Quartz worktops with matching upstand.



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The first floor houses four bedrooms, three of which are double rooms, a stylish family bathroom and airing cupboard. The master bedroom features a modern en-suite shower room complete with porcelain floor and wall tiles provided by Mandarin Stone and a chrome heated towel rail.

This spacious eco home benefits from high-end fixtures and fittings throughout. In the kitchen is solid wood Shaker kitchens by System Six and appliances by Siemens. Quartz worktops feature in both the kitchen and the separate laundry room. In the bathroom, porcelain tiles line the floors and walls. Wool carpets and engineered oak flooring give the living spaces a feeling of luxury as well as providing exceptional comfort.

The rear garden is enclosed and turfed with a dedicated patio area, outside tap and external power socket. A paved pathway leads to the front door with landscaped planting beds. A single garage and parking for two-cars is also included.

Please note: The images shown are for illustrative purposes only and may not be the exact property advertised.

Tenure: Freehold

EPC Rating: Predicted B Rating

Annual communal maintenance fee: £500 per annum (predicted)

Council Tax Band: TBC



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Weavers Way is an exciting new development of thirteen luxurious, energy efficient eco homes set in the highly desirable Mid-Devon village of Sandford.

The development sits naturally among the quaint streets, antique thatched cottages, and perennial gardens of this historic rural village. Sandford was once famous for producing a woven serge cloth called Perpetuana, a type of twill fabric. The development and the houses within it take their name from this tradition.

These are homes designed with the future in mind. Features such as MVHR recover up to 90% of heat that is normally wasted. This keeps the air inside the house fresh without the need to open a window, unless you wish to, and maintains a comfortable temperature year-round whilst reducing energy bills.

Full-fibre broadband and electric vehicle charging points are just two of the headline attractions of the high-end specifications of these luxury homes. Their interiors include contemporary solid wood Shaker kitchens with quartz worktops, appliances by Siemens, wool carpets, and underfloor heating throughout. This brings together an exceptional quality of build with a fabric-first design.

Outside, ponds that encourage biodiversity, open green spaces for the community and the sympathetic choice of building materials – such as stone and render – while picked for their natural, sustainable qualities, also ensure Weavers Way is rooted in the local area.

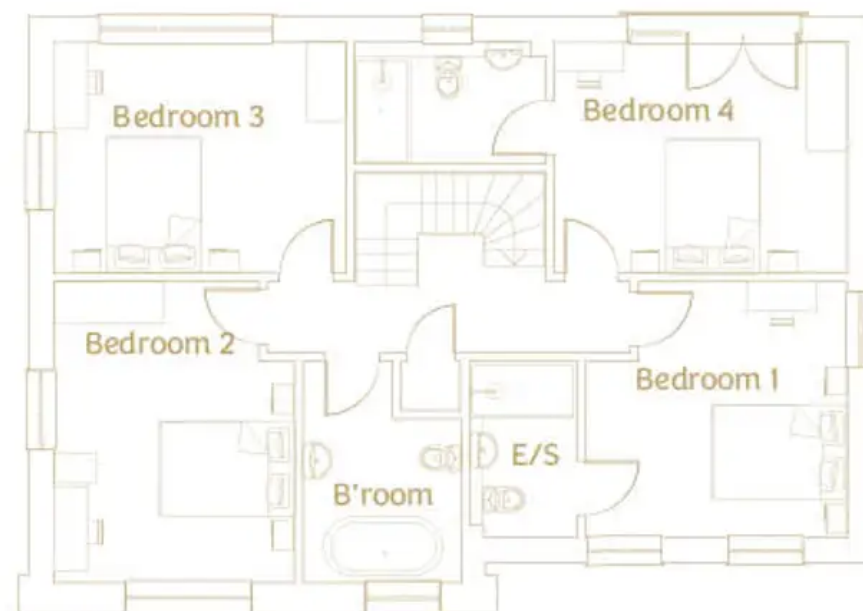
**DIRECTIONS** Upon entering Sandford from Crediton, proceed up Rose and Crown hill, bearing around to the right before entering the square. Take the next right (opposite the church) as signposted to East Village). Weavers Way will be found just past the Village Hall on the right.







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**Total internal area: 161.4 sq m**

#### Ground floor

Living 19.2m<sup>2</sup> | 4.1m x 5.1m  
Kitchen / Dining 31m<sup>2</sup> | 4.1m x 7.6m  
Utility 4.6m<sup>2</sup> | 2.7m x 1.7  
W/C 1.9m<sup>2</sup> | 1.1m x 1.8m  
Study 7.2m<sup>2</sup> | 4.1m x 1.8

#### First floor

Bedroom 1 12.3m<sup>2</sup> | 3.7m x 3.6m  
Ensuite 3.7m<sup>2</sup> | 1.5m x 2.5m  
Bedroom 2 13.7m<sup>2</sup> | 3.4m x 4.2m  
Bedroom 3 13.3m<sup>2</sup> | 4.1m x 3.2m  
Bedroom 4 13.3m<sup>2</sup> | 4.1m x 3.2m  
Ensuite 4.6m<sup>2</sup> | 2.7m x 1.7m  
Bathroom 6.1m<sup>2</sup> | 2.2m x 3.0m





# Helmores

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