



# The Orchards

SAMPFORD PEVERELL

by  
Edenstone Homes



A PLACE TO GROW



## WELCOME TO THE ORCHARDS

A warm welcome home awaits you at The Orchards, our beautiful new collection of 'EPC 'A' rated energy efficient family homes set in the delightful village of Sampford Peverell and boasting excellent transport links.

This stunning development has been thoughtfully designed to create a place to call home with features that harness energy saving technology, helping you reduce your carbon footprint which is both better for the environment and your pocket.





## DISCOVER COUNTRY LIVING

The delightful village of Sampford Peverell near Tiverton in Devon epitomises relaxed country living and yet it is perfectly located for commuting, within easy reach of Tiverton Parkway and the M5 motorway network.

Nestled on the edge of the village, The Orchards offers a selection of high quality three- and four- bedroom luxury

homes and bungalows surrounded by idyllic countryside and rolling fields. Thoughtfully designed, it features a tree lined main street and focal central village square and green, as well as children's play areas, community gardens, orchards, and allotments, which make for plenty of green open spaces for all to enjoy.















## VILLAGE LIFE

Sampford Peverell boasts amenities aplenty with all you need for day-to-day living including a doctor's surgery, village store and pub, The Globe Inn.

The village hall, recreation ground and tennis courts are all within walking distance. Sporting enthusiasts will delight in the host of sporting groups available, including cricket, cycling and tennis clubs as well as societies for young and old, from toddler groups, Scouts and Brownies to the Women's Institute.

For those with families of youngsters, Sampford Peverell CofE Primary School is rated as Good by Ofsted.

Closeby, there's a wealth of popular farm shops at both Sampford Peverell and Halberton, home also to gastropub The Hickory Inn, named 2023 Good Food Award winner.





## EXPLORE AND INDULGE IN THE WIDER AREA

The National Cycle route goes right through the village of Sampford Peverell, along the Great Western Canal which stretches as far as Tiverton. Whether you on a bike, walking your dog or enjoying one of the horse-drawn canal barge trips, Sampford Peverell offers a superb quality of life.

The area is also home to a wealth of national trust and historical attractions – perfect for history buffs, or just the occasional day trip.

This enviable location, with both north and south coastlines and Exmoor and Dartmoor National Parks nearby, offers the very best of coast and country.















## A LOCATION THAT HAS IT ALL

The thriving market town of Tiverton, just under six miles away, has been at the heart of Devon's rich history for centuries, playing home to 12th century Tiverton Castle, the striking Grade 1 listed St Peter's Church, as well as the famous Blundell's School founded in 1604.

Today, it's home to a wealth of independent shops from specialist retailers and supermarkets to a variety of eateries and cafes.

Tiverton Pannier market, central to the town with its striking Victorian architecture receives thousands of visitors each year as well as hosting regular events.

There is a good choice of independent and secondary schools in the area including Blundell's as well as Tiverton High School and Uffculme Secondary School.







Computer generated image shows The Orchards' central village green area







# OUR SIGNATURE HOMES



**THE KINGSHOLM**  
PLOTS 1, 2, 4, 5, 10, 12, 14, 15, 17,  
29 & 44



**THE MONMOUTH**  
PLOTS 6, 11, 16, 19, 22, 33, 45 & 54



**THE TINTERN**  
PLOTS 9, 58 & 59



**THE DARTFORD**  
PLOTS 3, 30, 43 & 60



**THE CHEPSTOW**  
PLOTS 7, 8, 20, 21, 31 & 32



**THE BUDLEIGH**  
PLOTS 13, 18, 26, 27, 28, 36 & 37

SELF-BUILD HOUSING PLOTS: 55-57

AFFORDABLE HOUSING PLOTS: 23-25, 34, 35, 38-42, 46-53

Customers should note that these illustrations are representative only and should be treated as general guidance. They should not be relied on to show levels, ownership of boundaries, easements or wayleaves. Please check with sales consultant on site for details of garden levels, the extent of pathways and patio areas. They cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescription Act 1991. Nor does this constitute a contract or a warranty. Detailed plans and specifications are available upon request. Housetype CGI images are designed to give an impression of the development and our housetypes - they may not reflect a specific plot and do not form part of any contract. Final finishes, landscaping and detail will vary. All dimensions have been calculated to their maximum. Bedroom dimensions exclude ensuite and dressing areas. This information has been provided in good faith, however all layouts and measurements are approximate only. Some housetypes include areas of reduced headroom. Bathroom and kitchen layouts are indicative only. Designs and specifications may change due to our process of continuous product development. Images used in marketing materials may be computer generated or photography of previous developments. Maps are not to scale. Travel times and distances are approximate only

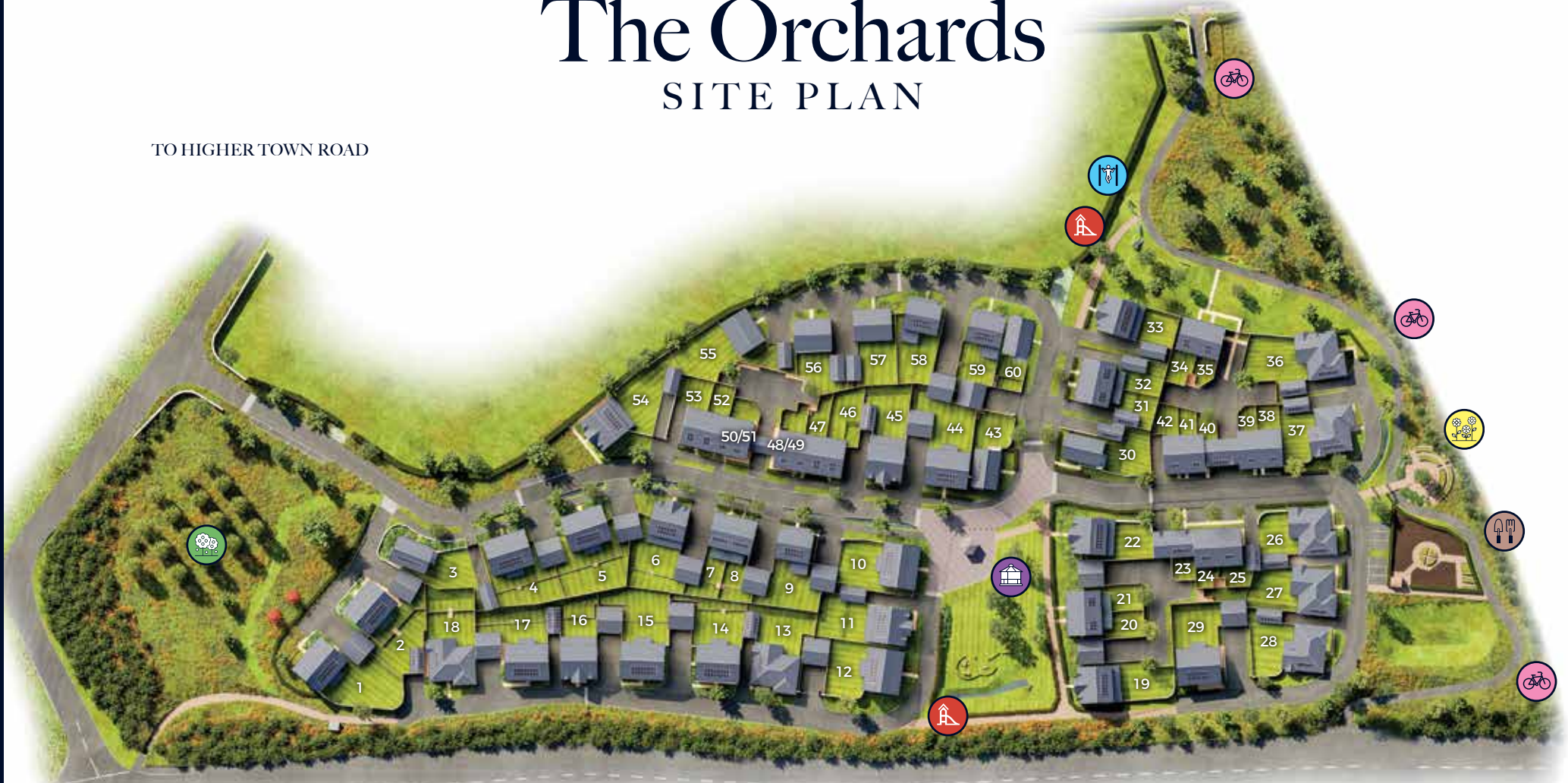


# The Orchards

## SITE PLAN

TO HIGHER TOWN ROAD

HIGHER TOWN ROAD



TO TIVERTON

TURNPIKE ROAD

TO TIVERTON PARKWAY / M5



CYCLE PATH



EXERCISE EQUIPMENT



ALLOTMENTS



PLAY AREA



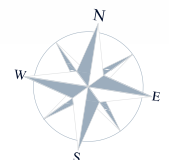
COMMUNITY ORCHARD



COMMUNITY GARDEN



PAVILION / VILLAGE SQUARE





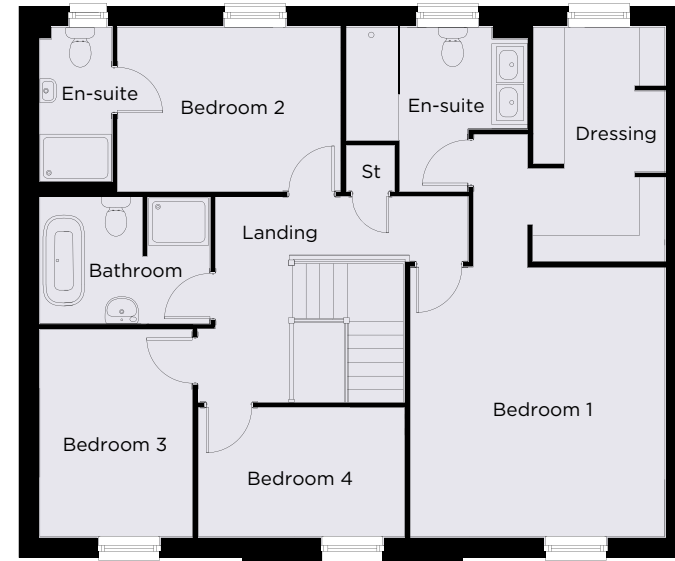
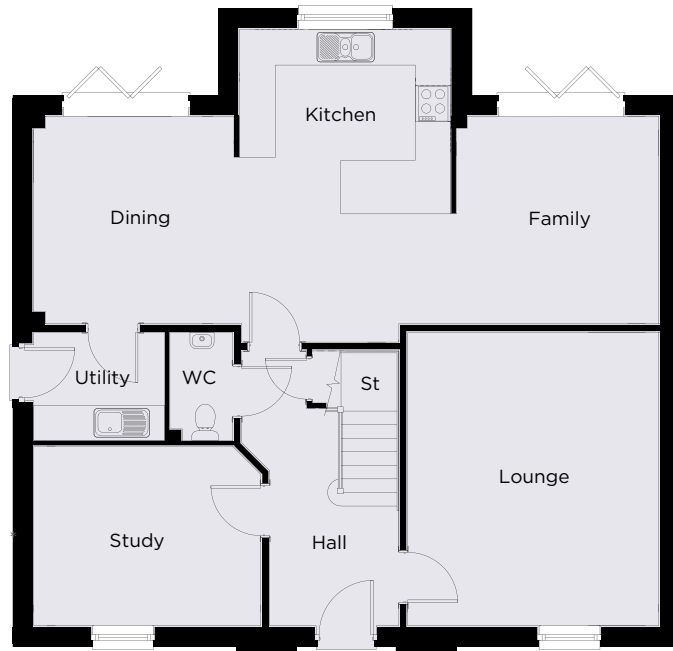


Computer generated image shows Kingsholm home



# THE KINGSHOLM

A FOUR BEDROOM DETACHED HOME



## GROUND FLOOR

Kitchen	3.55m x 3.10m	11'8" x 10'2"
Dining	3.48m x 3.36m	11'5" x 11'0"
Family	3.48m x 3.40m	11'5" x 11'2"
Lounge	4.93m x 4.22m	16'2" x 13'10"
Study	3.82m x 3.02m	12'6" x 9'11"

## FIRST FLOOR

Bedroom 1	4.51m x 4.28m	14'9" x 14'0"
Bedroom 2	3.74m x 2.76m	12'3" x 9'1"
Bedroom 3	3.47m x 2.55m	11'4" x 8'4"
Bedroom 4	3.46m x 2.17m	11'4" x 7'1"

Elevational treatments may vary by plot. Kingsholm Corner plots will have extra windows as indicated by \*





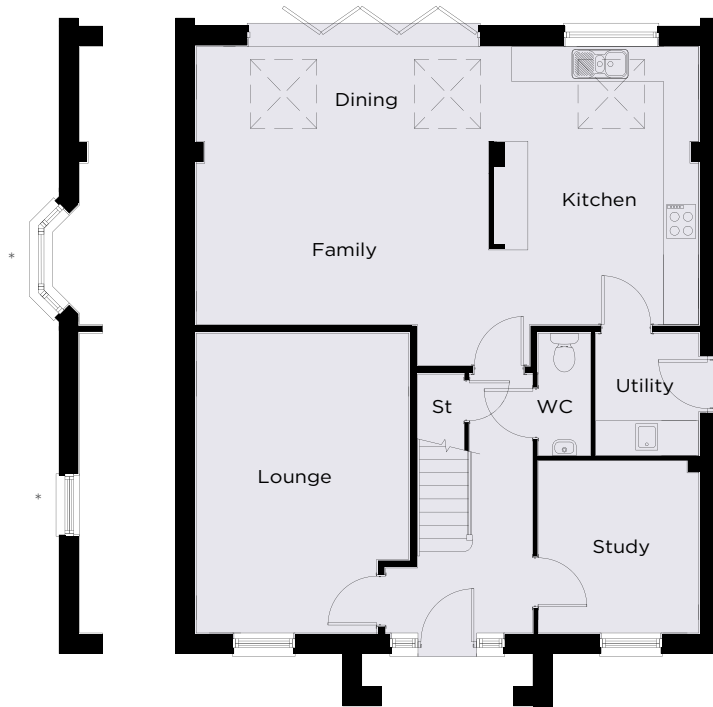


Computer generated image of Monmouth Corner home



# THE MONMOUTH

A FOUR BEDROOM DETACHED HOME



## GROUND FLOOR

Kitchen	4.77m x 3.26m	15'8" x 10'8"
Family / Dining	5.00m x 4.77m	16'5" x 15'8"
Lounge	5.14m x 3.65m	16'10" x 12'0"
Study	2.95m x 2.76m	9'8" x 9'1"

## FIRST FLOOR

Bedroom 1	3.76m x 3.29m	12'4" x 10'9"
Bedroom 2	4.34m x 2.67m	14'3" x 8'9"
Bedroom 3	4.29m x 2.67m	14'1" x 8'9"
Bedroom 4	3.39m x 2.66m	11'1" x 8'9"

Elevation treatments may vary by plot. Monmouth Corner plots will have extra windows as indicated by \*



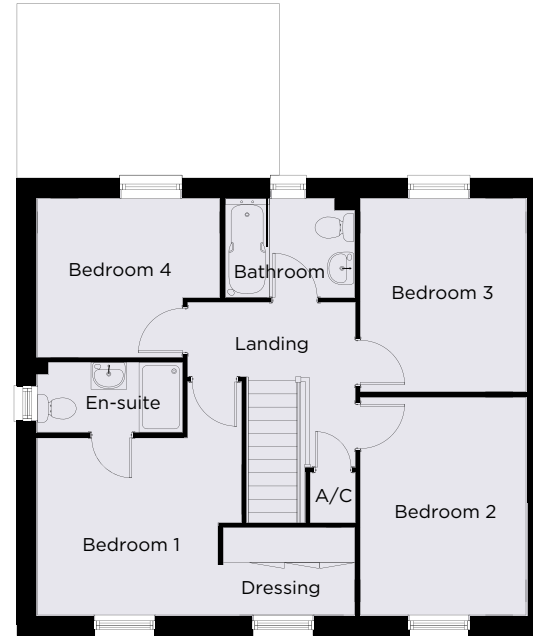
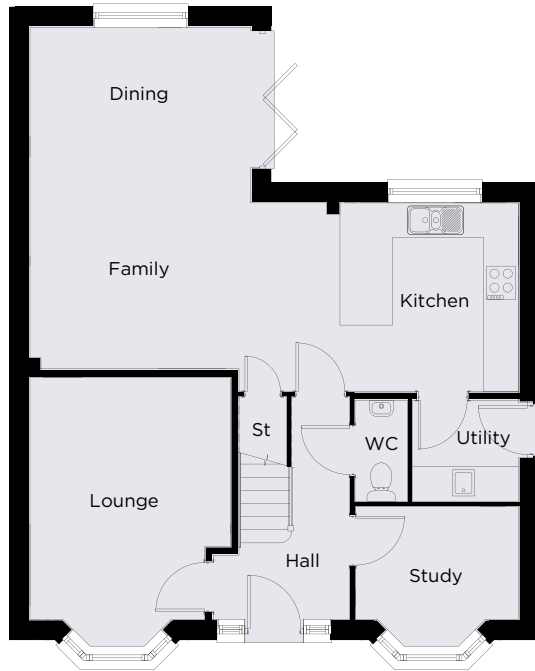


Computer generated image shows Tintern home



# THE TINTERN

A FOUR BEDROOM DETACHED HOME



## GROUND FLOOR

Kitchen	3.24m x 3.07m	10'8" x 10'1"
Dining	3.79m x 3.02m	12'5" x 9'11"
Family	5.33m x 2.85m	17'6" x 9'4"
Lounge	4.62m x 3.44m	15'1" x 11'3"
Study	2.80m x 2.39m	9'2" x 7'10"

## FIRST FLOOR

Bedroom 1	3.50m x 3.06m	11'6" x 10'0"
Bedroom 2	3.74m x 2.85m	12'3" x 9'4"
Bedroom 3	3.32m x 2.85m	10'11" x 9'4"
Bedroom 4	3.05m x 2.73m	10'0" x 8'11"

Elevational treatments may vary by plot.





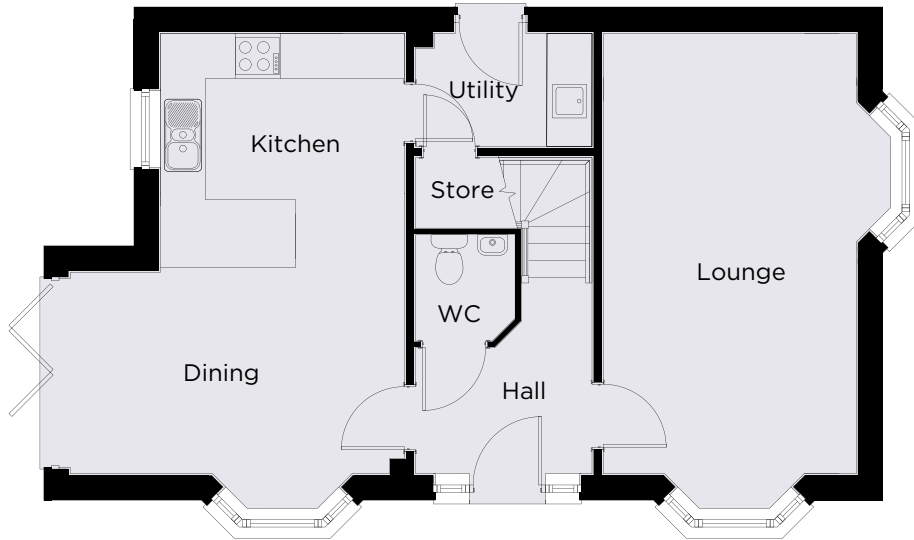


Computer generated image of Dartford home



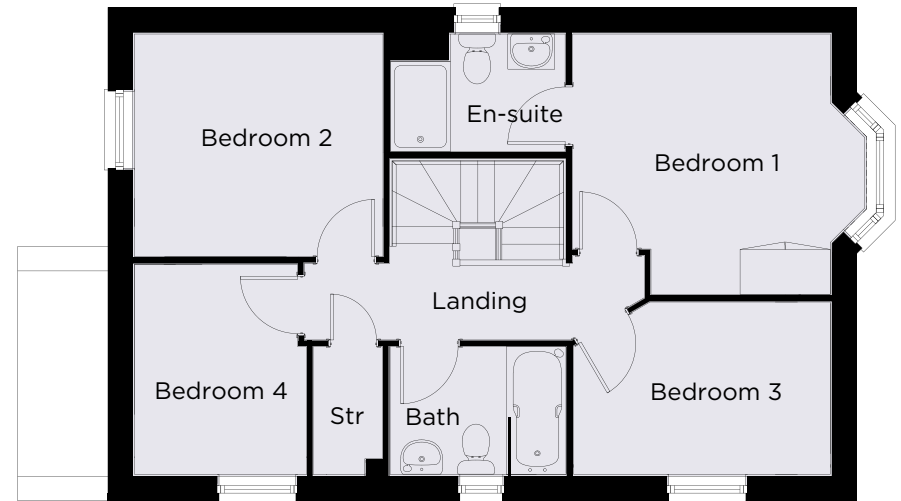
# THE DARTFORD

A FOUR BEDROOM DETACHED HOME



## GROUND FLOOR

Kitchen	3.25m x 3.11m	10'8" x 10'2"
Dining	4.45m x 3.21m	14'7" x 10'6"
Lounge	6.32m x 3.83m	20'8" x 12'7"



## FIRST FLOOR

Bedroom 1	3.89m x 3.47m	12'9" x 11'4"
Bedroom 2	3.31m x 2.96m	10'10" x 9'9"
Bedroom 3	3.41m x 2.29m	11'2" x 7'6"
Bedroom 4	2.80m x 2.29m	9'2" x 7'6"

Elevational treatments may vary by plot.







Computer generated image shows two Chepstow homes

# THE CHEPSTOW

A THREE BEDROOM SEMI-DETACHED FAMILY HOME



## GROUND FLOOR

Kitchen / Dining	5.20m x 3.58m	17'1" x 11'9"
Family	3.75m x 2.81m	12'4" x 9'3"
Lounge	4.67m x 3.06m	15'4" x 10'0"

## FIRST FLOOR

Bedroom 1	3.82m x 3.02m	12'6" x 9'11"
Bedroom 2	2.86m x 2.80m	9'5" x 9'2"
Bedroom 3	2.31m x 2.01m	7'7" x 6'7"

Elevational treatments may vary by plot.







Computer generated image shows Budleigh Corner bungalow

# THE BUDLEIGH

A THREE BEDROOM DETACHED BUNGALOW

## GROUND FLOOR

Kitchen	3.21m x 3.15m	10'6" x 10'4"
Lounge/Dining	6.26m x 4.42m	20'6" x 14'6"
Bedroom 1	4.58m x 3.21m	15'0" x 10'6"
Bedroom 2	4.80m x 3.02m	15'9" x 9'11"
Bedroom 3	3.62m x 2.70m	11'11" x 8'10"



Elevation treatments may vary by plot. Budleigh Corner plots will have a bay window to lounge as indicated by \*







Computer generated image of the entrance to The Orchards







# OUR SIGNATURE SPECIFICATION

## KITCHENS

- Premium range of traditional and contemporary style kitchens
- Choice of worktops and glass hob splashback (depending on build stage)
- Stainless steel ovens and induction hob
- Integrated fridge freezer and dishwasher
- Stainless steel sinks and chrome taps
- Plumbed washing machine space

## BATHROOMS

- Contemporary white sanitary ware
- Vanity units to all bedroom one ensembles
- Premium ceramic wall tiling
- Chrome lever action taps
- Larger than average baths; round mirror to all bathrooms
- In addition, our Kingsholm will feature a freestanding bath to the main bathroom and a double vanity unit and walk-in shower to the bedroom one ensuite; the Monmouth will also feature a freestanding bath

## HEATING & ELECTRICS

- Gas central heating system with energy efficient, wall mounted combination boiler/boiler with cylinder and contemporary radiators
- Smart heating controls
- Phone points to the hall and lounge
- TV points fitted to the lounge/family room and bedroom one
- USB points to kitchen and bedroom one
- Wiring for TV from the roof space
- Solar PV panels
- 7Kw EV car charger

## GENERAL

- Oak finish internal doors
- Fitted wardrobe to bedroom one / dressing area
- Landscaped front garden
- Choice of timber effect plank vinyl flooring to kitchen, utility and cloakroom area, as well as bathroom and ensembles
- NHBC 10 year Buildmark warranty

Our friendly sales team will take you through all you need to know about the process of buying an Edenstone Home and will be delighted to provide a full specification for the home you have chosen. We also offer each of our purchasers the opportunity to personalise their new home through a comprehensive range of upgrades to help make your home, your very own.





Kitchen from similar Edenstone Homes Monmouth show home





## A LIFE BUILT BETTER

For us, living well means a beautifully home designed for your lifestyle and built to last – whatever the budget. It means being in the right location for you, where the natural environment and carefully designed layout combine to foster a healthy, vibrant and sustainable community on your doorstep.

We work hard to understand our customers so we can continue to create homes you love to come back to in communities you love to be part of.

We call it a life built better.

With decades of award-winning experience, our homes combine timeless design with contemporary living and we aim to bring exceptional finish to every home we build.

From carefully considered interior layouts that support today's lifestyles to exteriors that blend with their surroundings, our design and build teams create homes they would love to live in and are proud to hand over to our customers.



## ENERGY EFFICIENT HOMES

We are passionate about creating attractive, high quality homes that reflect today's lifestyles whilst remaining true to our commitment to the environment and upcoming generations.

At The Orchards all our homes achieve the highest possible 'A' rating for energy efficiency\*, reducing heating bills for homeowners and being kinder to the planet. Only 2% of new UK homes currently meet this standard.

Sustainability is at the heart of our approach as a responsible homebuilder. Our goal is to create developments and communities that benefit our residents and promote a flourishing home for the natural world. By prioritising sustainability, we are contributing to a brighter world for generations to come.

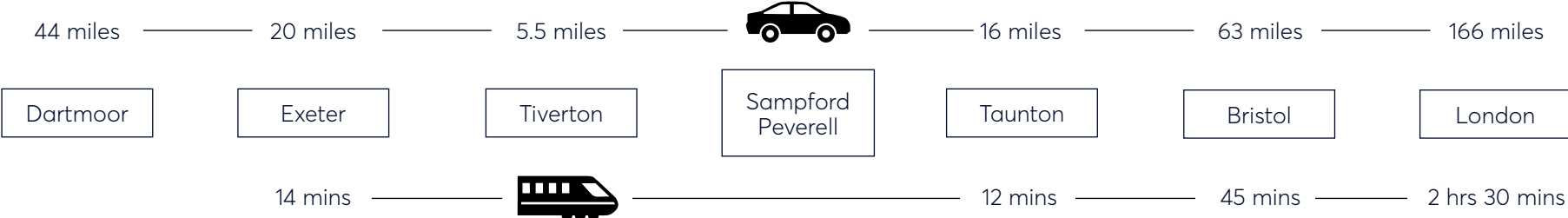


\* Based on anticipated EPC (energy performance certificate).



# EVERYTHING YOU NEED AND ALL IN EASY REACH

The Orchards at Sampford Peverell is approximately a mile and a half from Tiverton Parkway rail station by car and approximately 5 minutes from junction 27 of the M5.



# The Orchards

Higher Town, Sampford Peverell EX16 7BR





A PLACE TO CALL HOME



We believe in a shared sense of community. Edenstone donates a proportion of sales from each home we sell to charity. This is managed through the Edenstone Foundation.



[edenstonehomes.com](https://edenstonehomes.com)