



## 4 Cleeve Meadow, Cheriton Fitzpaine EX17 4BP

Guide Price £525,000

**HELMORES**  
SINCE 1699

## 4 Cleeve Meadow

Cheriton Fitzpaine, Crediton

- Stunning 4 bedroom detached house
- Village cul-de-sac location
- Only 2 years old
- Remainder of 10 year NHBC warranty
- Master with ensuite
- Beautiful kitchen/dining room
- Landscaped gardens backing onto fields
- Double garage and parking
- No chain

Nestled in the Mid Devon hills is the village of Cheriton Fitzpaine, a charming village easily accessible to Crediton (6 miles), Exeter (12 miles) and Tiverton (12 miles), making it an ideal location. The village has a modern primary school, school bus service to secondary schools, two pubs, a community shop, and a lovely farm shop close-by. This small development was completed in 2022 by Rosebourne Developments Ltd and carries the remainder of the 10 year NHBC. The house is built to a very high specification and is extremely energy efficient, benefitting from an air source heat pump which is linked to underfloor heating on the ground floor and radiators on the first floor.







The spacious and well-presented accommodation comprises downstairs of a wide hallway with plenty of storage, giving access to the study and ground floor WC, a living room and a large kitchen / dining room. The kitchen / dining area has polished tile flooring which complements the navy blue units and copper handles. There are quartz worktops, built in Neff appliances, a wine fridge and a matching utility room. It's a lovely and sociable space with an island and room for a large dining table. The space has plenty of light flooding in from both sides with large windows and full height glazed doors. The wide opening between the living room and dining space allows for social living (doors could be installed by a new owner if preferred) and adds to the feeling of space.

The attractive staircase leads to the first floor landing with four bedrooms and the family bathroom. The master bedroom has a lovely ensuite shower room and feels modern and luxurious.

To the front of the house is a small garden and block paved driveway with ample parking. There is a detached double garage and inside the garage, the roof has been boarded for extra storage and insulation. Pathways to the side gives access to the garden with a sandstone patio, gravel borders and a sleeper retaining wall leading to a newly laid lawn. The remainder of the rear garden enjoys far reaching and open views across local farmland.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2023/24 - £2765.40

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage



Heating: Airsource heat pump (Ground Floor – underfloor heating, First Floor – Radiators)

Listed: No

Tenure: Freehold

**DIRECTIONS :** For sat-nav use EX17 4BP and the What3Words address is [///jumbo.audibly.midwinter](https://www.what3words.com/#!/jumbo.audibly.midwinter) but if you want the traditional directions, please read on.

From Crediton, take the A3072 towards Bickleigh/Tiverton. After approx. 3 miles, turn left at Coffin Tree Cross towards Cheriton Fitzpaine. Follow the lane until arriving into the village by the Half Moon Inn. At this junction, turn right and continue past Barnshill Close (on your left) and then take the next left into Cleeve Meadow. No 4 will be found at the top of the cul-de-sac on the right.

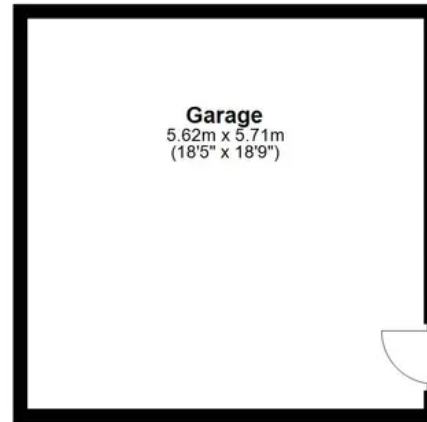
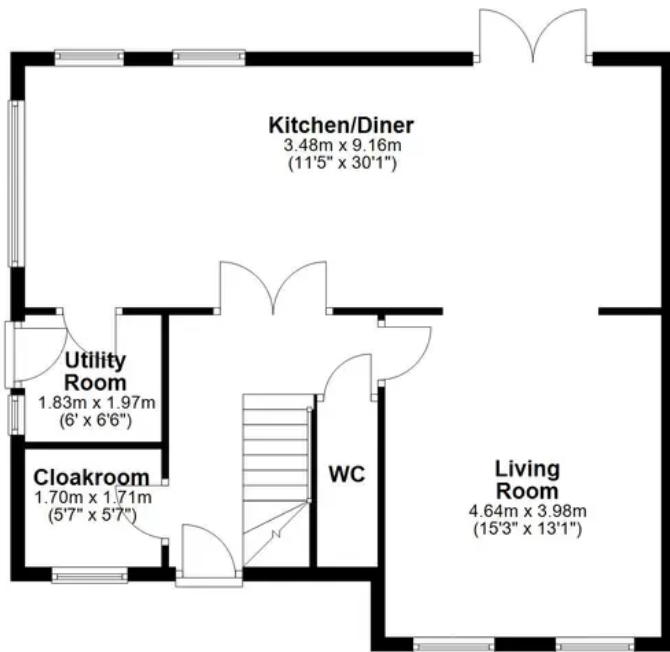
**CHERITON FITZPAINE** sits in a vast and hilly lowland region of Devon, the village is 9 miles from the City of Exeter and 1.5 miles northeast of the Crediton/ Tiverton A3072 road – a route that could be argued to be one of the most stunning sunset drives in the county. The village appears timeless and has many listed cottages with the classic poured custard thatched roofs. Notably there's also a gothic church, known for its hard edges and sharp peaks. There are two pubs, The Ring of Bells and The Half Moon Inn – both of which are unique, but equally Devonian in spirit. Cheriton Fitzpaine is a substantial size and has a multi-million pound primary school, a community shop and Doctor's surgery plus nearby Thornes Farm Shop, Café & Deli which is home to some exceptional quality homegrown produce. Local children are fortunate to be able to use (acquire grass stains in!) and shoot hoops in 'Jack's Acre', a large playing field/ park maintained by the parish council.





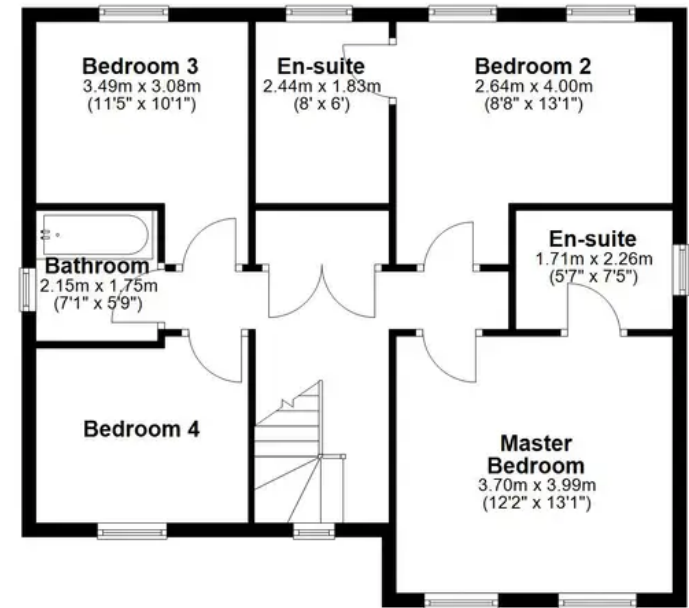
### Ground Floor

Approx. 101.7 sq. metres (1094.8 sq. feet)



### First Floor

Approx. 71.5 sq. metres (770.0 sq. feet)



Total area: approx. 173.2 sq. metres (1864.7 sq. feet)

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