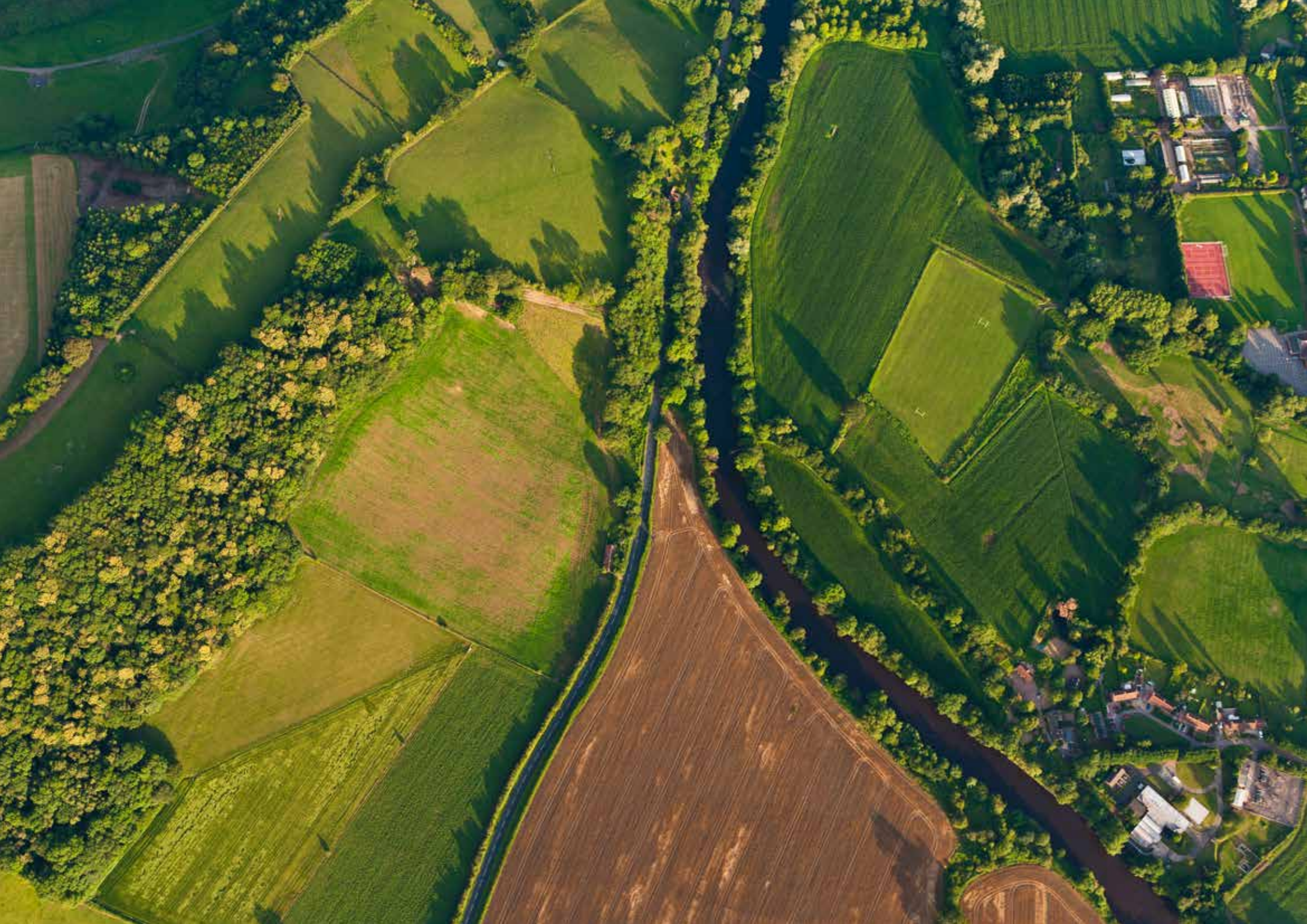




BARTON
GRANGE
VIII





Barton Grange is an outstanding development of 5 luxury, 5 bedroom highly energy efficient homes in a unique countryside setting.

Nestled in a picturesque Devon Valley surrounded by open countryside and nature, Barton Grange really is a unique proposition. Featuring hard wearing timber cladding married with rustic bricks, these contemporary homes compliment their natural surroundings whilst retaining the heritage of the site. 8 Homes are proud to bring this impressive development to market.

With an EPC rating of A, Barton Grange homes are designed with the latest energy saving technology. Photovoltaic solar panels with battery storage and thermal hot water, air source heat pumps and underfloor heating throughout all come as standard, as well as electric car chargers, thermally efficient windows and external doors, and dense insulation.





Tranquil, quaint & accessible

Consistently rated as one of the most desirable places to live in the UK, the rural county of Devon appeals to all types of home-owner.

Situated down a private lane between the popular village of Sandford and the market town of Crediton and surrounded by open countryside, it's easy to fall in love with Barton Grange. Just a short walk along the Millennium Path, both Sandford and Crediton offer excellent public amenities such as school and pre-school, play groups, and outdoor pursuits. There's an abundance of local pubs and restaurants offering food lovers a variety of gastronomic delights. From traditional 'pub grub' and Thai cuisine through to Indian and Italian restaurant's, delicatessens and traditional butcher's, there's so much choice.

Being only a short drive to the edge of the Dartmoor National Park, Barton Grange is ideally located in the heart of Devon, allowing residents to take advantage of the multitude of beautiful parks and heritage spots. Around 10 minutes' drive away is the Downes Crediton Golf Club, an 18-hole course set in the Downes Estate, providing the perfect challenge for golfers of all abilities.

Exeter city centre is only around a 20-minute drive away and is home to a range of attractions and shopping areas. Residents can choose from visiting the Exeter Cathedral, the Princesshay shopping centre, dining out at The Ivy or watching the world-renowned Exeter Chiefs rugby union team at Sandy Park.

The stunning rolling hills of the mid Devon countryside provide the perfect backdrop to this exclusive collection of five beautifully designed five-bedroomed homes.

Overlooking some of the South West's most picturesque scenery and boasting quality interiors, each home is meticulously crafted, with a very high standard of specification throughout. Our attention to every finest detail will make your dream home a reality.





CONTEMPORARY, LUXURY HOMES

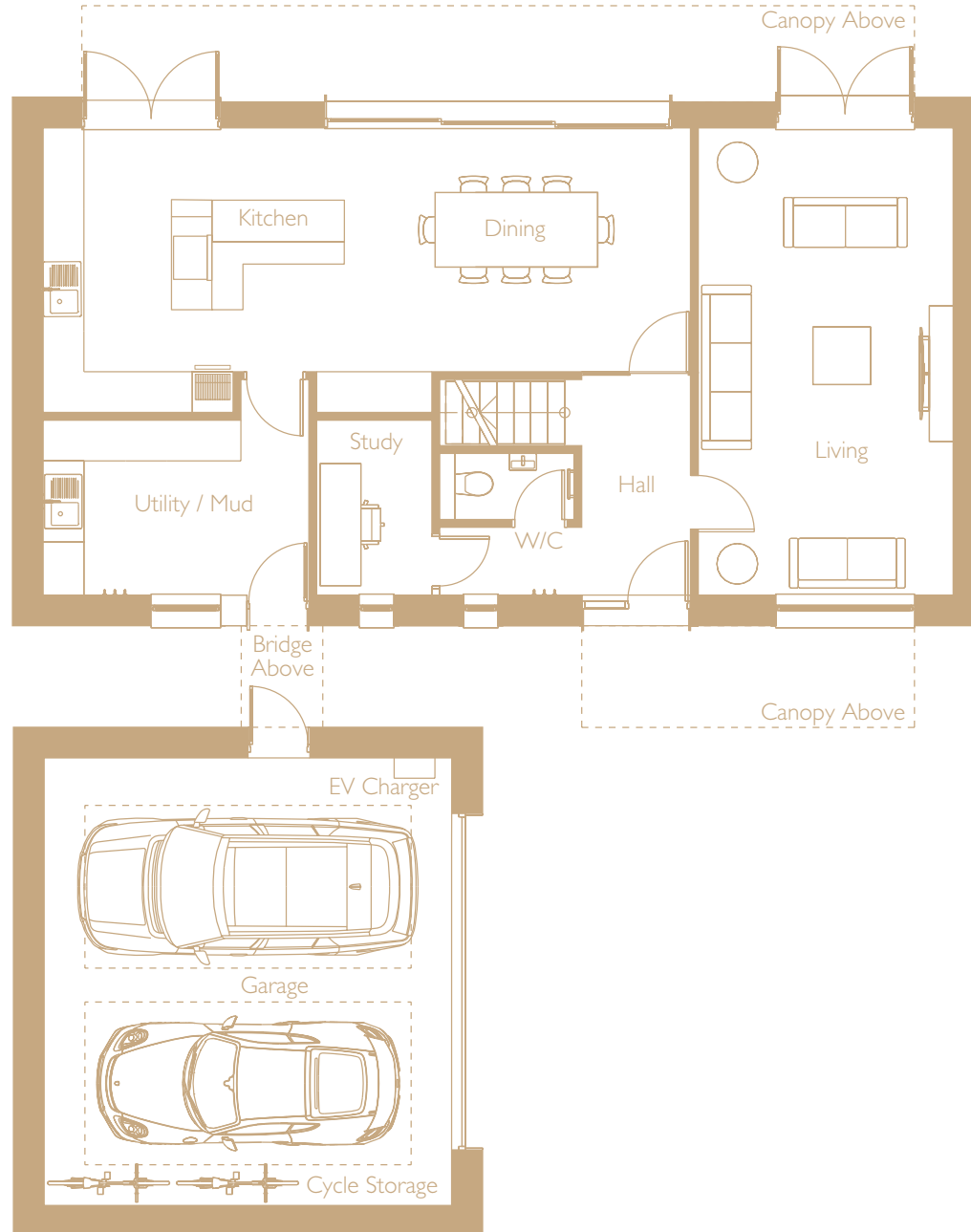
Each 2,700 square foot residence is finished to the highest standard with quality appliances, fixtures and fittings. With modern living in mind, each property features generous light filled spaces, flexible living and entertaining spaces and large private gardens.

Additionally, Barton Grange will benefit from a superfast broadband connection, supporting the ever-increasing demands of household data usage and home working.



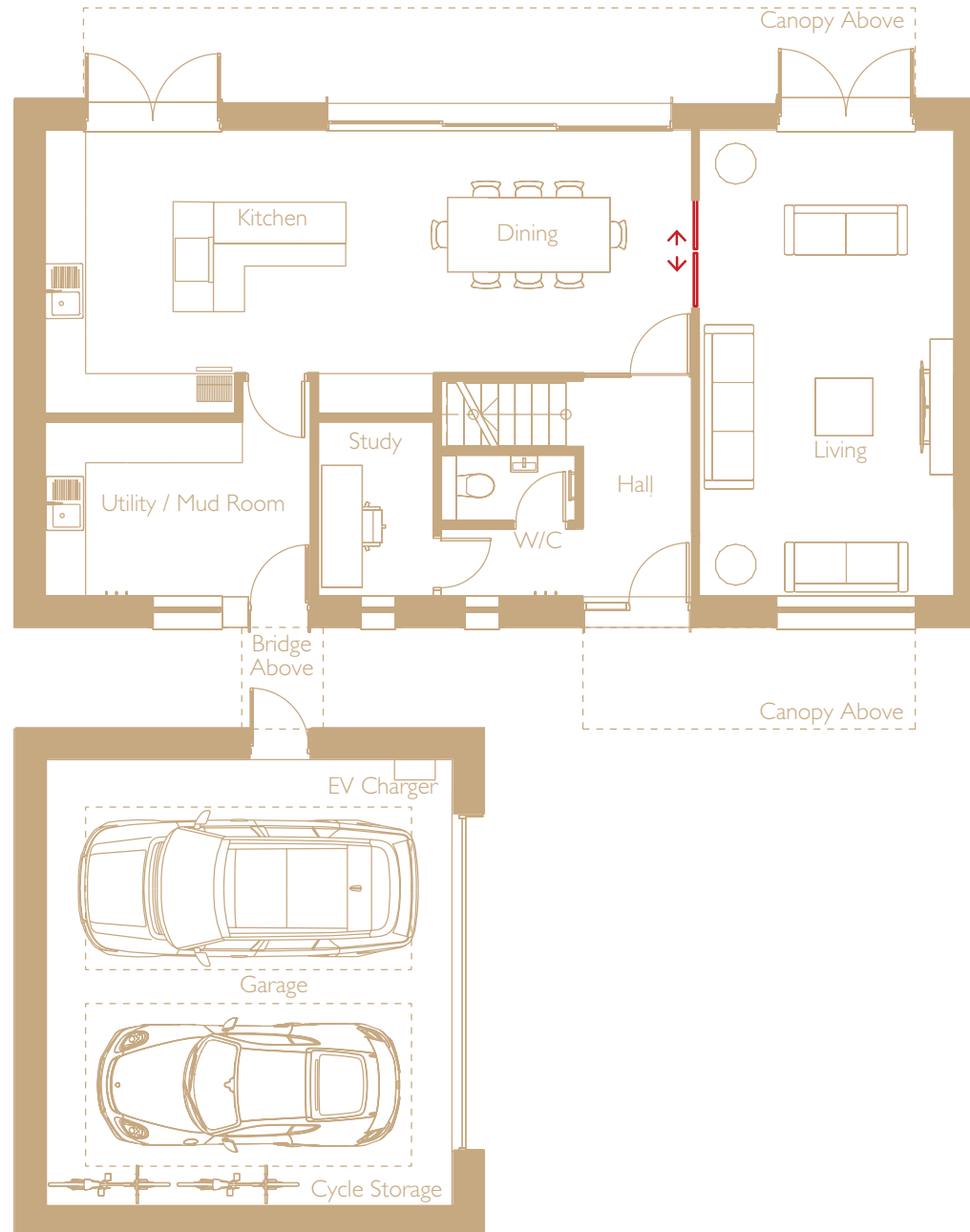


GROUND FLOOR VARIANT A

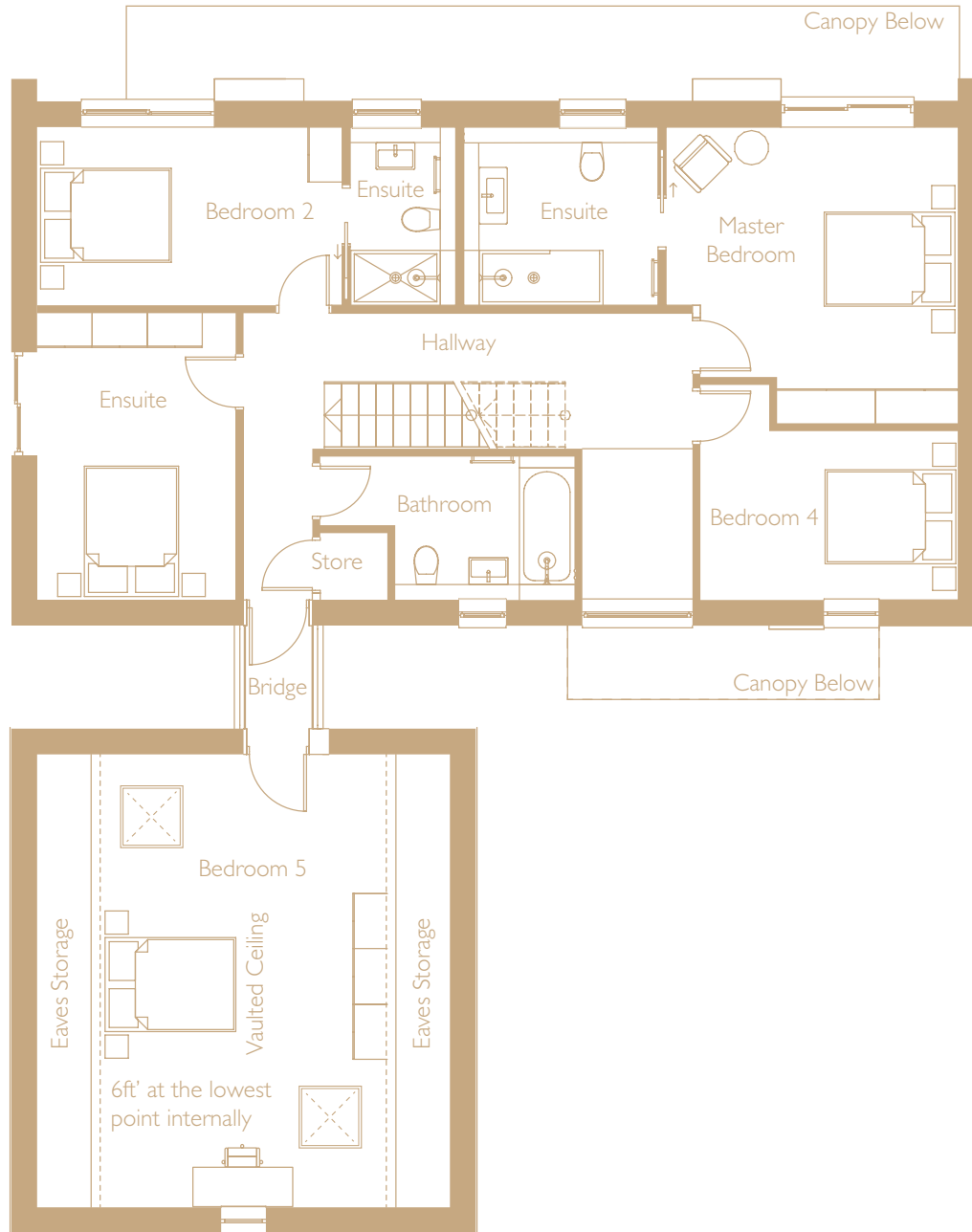




GROUND FLOOR
VARIANT B - highlighted in red

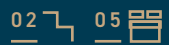


FIRST FLOOR





SPECIFICATION



5 BEDROOM
DETACHED
Total Internal
Area: 250 m²

GROUND

Kitchen / Dining	38.5 m ²
Living	26.3 m ²
Utility	10.5m ²
Study	3.2m ²
WC	1.8m ²
Garage	41m ²

FIRST FLOOR

Bedroom 1	16.7 m ²
En-suite	7.3 m ²
Bedroom 2	11.7 m ²
En-suite	4 m ²
Bedroom 3	11.9 m ²
Bathroom	6.2 m ²
Bedroom 4	9.9 m ²
Bedroom 5 / Games Room / Cinema Room	27.9 m ²

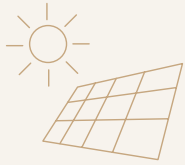
8 Homes have made every effort to accurately represent Barton Grange floor plans, site plan and room dimensions as they have been designed. However, please note that floor plans show approximate measurements only. Exact layout, sizes and measurements may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans have been sized to fit the page, as a result this plan is not to scale. Refer to working drawings for accurate boundaries and measurements.

ECO FRIENDLY, A-RATED HOMES

EPC A-RATED

Each Barton Grange home is packed full of carbon reduction measures, contributing towards our zero-carbon future, and ensuring low running costs





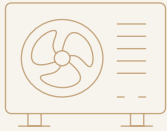
SOLAR PV PANELS

A high performing solar PV installation utilising highly efficient, super-slim panels.



UNDERFLOOR HEATING

All Barton Grange homes benefit from super-efficient under floor heating to both the ground and first floors.



AIRSOURCE HEATPUMP

High efficiency 16kW system, A+++ rated heating /A++ rated water



ELECTRIC CHARGING POINT

Each home is fitted with an EV charger.



SOLAR THERMAL HOT WATER

During sunnier, warmer months, unused energy captured by PV panels heats hot water, rather than going back into the grid thus reducing energy bills and lowering your carbon footprint.



BATTERY STORAGE

Further reduce your carbon footprint, reliance on the grid and your energy bills with over 10kWh of battery storage.



OUR COMMITMENT

Our homes are super insulated and EPC A-Rated for energy efficiency. With an Air-Source Heat Pump supported by solar thermal hot water, a high efficiency solar PV installation, battery storage and an electric car charging point all fitted as standard, your new home is light-years ahead and future-proof when it comes to sustainable and environmentally friendly living.

Furthermore, Barton Grange is supported by a newly installed 3-phase electricity supply.

KITCHENS

Barton Grange homes are appointed with high quality, high spec kitchens from Mayflower, a local supplier of premium bespoke kitchens and bathrooms.

- Stunning shaker style kitchens available in a range of colours and choice of handles*
- Quartz 20mm stone worktops and upstands as standard (choice of colours)*
- Stainless steel one and a half bowl sink
- The Tap Factory 4 in 1 instant hot water tap
- ELICA induction hob with built in extraction
- Integrated wine cooler
- Integrated NEFF full height fridge
- Integrated NEFF full height freezer
- Integrated NEFF dishwasher
- NEFF double oven with touch controls
- Contemporary white downlighters
- Pendant lights over island

*Upgrade available





High quality
and high spec
kitchen.

UTILITY ROOM

Practicality is paramount therefore Barton Grange homes benefit from a large utility area, featuring:

- Shaker style doors, matched to the kitchen
- Stainless steel one and a half bowl sink
- Quartz 20mm stone worktops (choice of colours)*
- Space and plumbing for separate washing machine and tumble dryer
- Full height storage cupboard

*Upgrade available

Luxurious design
matched with a
modern touch.

BATHROOMS

Spacious, opulent designer bathrooms, with wall hung WC and luxurious tiling.

- Underfloor heating
- White designer sanitary wear
- Full height tiling to bath / shower area (selection of tiles / colours available from our ceramic and porcelain range)*
- Half height tiling behind WC and basin areas
- To en-suites: Walk in showers with low profile shower tray, concealed thermostatic valve, fixed shower head and hand-held shower
- To family bathroom: Large 1.8m x 0.8m bath with glass screen and wall mounted shower
- Vanity unit with countertop basin and mixer tap (choice of colours available)
- Circular illuminated mirrors with demister pad
- Contemporary white downlighters
- Heated towel rail
- White shaver socket / electric toothbrush charger

*Upgrade available









INTERIOR FEATURES

- Aluminium front door
- Feature Crittall style door and glass panel on entry into kitchen / dining area
- Oak veneered internal doors with brushed metal handles
- Oak handrails and glass balustrades to landing
- Oak handrails to stairs

FLOORING

- Tiling to entrance hallway, downstairs WC, kitchen, dining and utility (choice of colours & tile from our ceramic and porcelain range)*
- Carpet to living room, landing and bedrooms (choice of colours)
- Porcelain or ceramic tiling to bathrooms (choice of colours & tile from our ceramic and porcelain range)

ELECTRICAL

- Wi-Fi / Network: Integrated whole house Wi-Fi with network points
- Contemporary white downlighters to kitchen / dining / utility / downstairs hallway / bathrooms
- Pendant lights to kitchen island / dining area / living room / bedrooms / upstairs hallway
- Circular illuminated mirror with heating pad to all bathrooms
- Front entrance PIR lighting and garden lights to rear
- USB ports in plug sockets to kitchen / bedrooms
- TV points with wiring for Sky (separate subscription required) in living room and master bedroom
- Telephone point in kitchen
- **Audio: Integrated speakers with wall mounted controller****
- **Lighting: Control 4 (or similar) SMART lighting system****

EXTERNAL

- Landscaped communal space
- Landscaping to front gardens
- Landscaped & turfed rear gardens with patio area and brise soleil
- Electronically operated double garage door
- Weatherproof external double power sockets
- External tap

* Upgrade available
** Upgrade Package



KEY

-  Schools
-  Dining
-  Health/Well-being
-  Sandy Park Stadium
-  Topsham
-  Natural Areas
-  Sports
-  Cathedral
-  City Centre
-  Parks & walks
-  Transport
-  Supermarkets
-  Airport

UNDER 5 MILES

- Sandford Village Centre – 0.8 miles
- The Lamb Inn at Sandford – 0.8 miles
- Sandford School – 0.9 miles
- Sandford Cricket Club – 0.2 miles
- Downes Golf Club – 2.6 miles
- Shobrooke Park – 1.8 miles
- Supermarket Superstore – 2 miles
- Crediton Hospital – 1.4 miles
- Crediton Town Centre - 1.2 miles
- Crediton Railway station – 2.2 miles

UNDER 10 MILES

- Exeter City Centre – 9.1 miles
- Exeter University – 9 miles
- Exeter College – 9 miles
- Waitrose – 9.5 miles
- Exeter St. Davids Station (mainline to London Paddington) – 8.5 miles
- Exeter Cathedral – 9 miles
- Exwick Woods – 6.9 miles

UNDER 15 MILES

- Exeter David Lloyd Club – 14 miles
- Exeter Chiefs – Sandy Park Stadium – 14 miles
- National Castle Drogo – 12 miles
- Dartmoor National Park – 15 miles
- Topsham – 15 miles
- Exeter Airport – 14 miles
- Royal Devon & Exeter Hospital – 11 miles



8 HOMES

ABOUT 8 HOMES

8 Homes was established in 2020 in Exeter, Devon. Our experience and building knowledge allow us to create stunning homes from design through to completion. Every development is managed and built with our own established team of professionals, allowing us to control all aspects of our projects and ensuring the highest possible quality standards.

We create homes that are stylish, practical, environmentally friendly, sustainable and energy efficient, with attention to detail

that's second to none. Each 8 Homes residence is unique, and we offer a range of colour and fixture and fitting options that allow our owners to create something truly special.

Customer service is a core value and we're dedicated to ensuring that all transactions are as smooth and stress free as possible. Furthermore, each home comes with a comprehensive 10-year structural warranty.

DISCLAIMER

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 apartment to apartment. 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.



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