



A five-bedroom, architect-designed contemporary home with A-rated efficiency, Nudura ICF build, solar panels and MVHR. Bright open-plan living, luxury spaces across three floors, landscaped south-facing garden, rural views, EV charger, finished garage and 10-year warranty. NO ONWARD CHAIN.

58 Marriott Way | Bovey Tracey | TQ13 9RZ

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,864 sq ft



LOCATION

Bovey Tracey



AGE

New Build



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Garage, EV Charging
(private)



OUTSIDE SPACE

South Facing Garden, Patio



EPC RATING

93 A



COUNCIL TAX BAND

TBC



in a nutshell...

- Stunning architect-designed residence
- Ultra-efficient A-rated home
- High-spec luxury kitchen
- Sun-filled south-facing garden
- Exclusive principal bedroom suite
- Additional three double bedrooms
- Flexible office/guest spaces
- Electric vehicle charger
- Solar Panels
- NO ONWARD CHAIN





the details...

Arranged over three thoughtfully designed floors, this substantial five-bedroom home offers impressive versatility, perfectly suited to modern family living and hybrid working. Architect-designed and built to an exceptional standard, it combines contemporary luxury with outstanding environmental performance, creating a home that is both elegant and highly efficient.

The striking exterior balances clean modern lines with warm natural materials, including larch cladding and expansive glazing, creating a refined façade that immediately sets the tone for the quality found within. Behind the impressive design lies exceptional construction, featuring Nudura insulated concrete formwork, integrated solar panels and a highly efficient MVHR ventilation system, delivering an A-rated home that is comfortable, sustainable and cost-effective to run.

The ground floor offers a welcoming and refined lounge, providing a cosy yet elegant setting for relaxed evenings. To the rear, the beautifully appointed open-plan kitchen and dining area forms the true heart of the home, an inviting space for both everyday family life and entertaining. Contemporary cabinetry is paired with smooth quartz stone worktops and premium Neff appliances, creating a sleek and sophisticated environment for cooking, hosting and gathering with family and friends. Large-format tiled flooring enhances the sense of flow throughout the space and works seamlessly with the underfloor heating system.

Wide French doors flood the kitchen and dining space with natural light and open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. A generous paved patio provides the perfect setting for al fresco dining, summer gatherings or morning coffee, while the enclosed garden beyond offers a safe and private area for children to play or for keen gardeners to enjoy. Together, the outdoor spaces extend the home's living and entertaining potential beautifully.

Across the first floor, three well-proportioned bedrooms provide exceptional flexibility. The principal bedroom serves as a luxurious sanctuary, complete with its own dressing room and an elegant en-suite shower room finished with high-quality Roca and Grohe fittings. Two further double bedrooms share a beautifully appointed family bathroom, each enjoying excellent natural light and generous proportions. One of these spacious rooms could also be arranged as an additional reception room, media lounge or family room, offering buyers the option of two distinct living spaces without compromising bedroom numbers.

Whether configured as five bedrooms or four bedrooms with an additional reception room, the layout adapts easily to suit changing lifestyles. The top floor creates a private and versatile living space within the home. A large double bedroom benefits from elevated outlooks and a Velux window with solar-powered ventilation, while an additional dressing room with bespoke eaves storage offers excellent practicality. A further contemporary bathroom serves this level, alongside a versatile study or fifth bedroom, perfectly suited for home working, guest accommodation or a quiet reading room.



Every element of this home has been carefully curated—from the integrated electric vehicle charger to the fully finished, plastered garage, from the quality flooring throughout to the thoughtfully landscaped outdoor spaces. A ten-year Global Homes structural warranty provides reassurance, while the property's exceptional energy efficiency ensures comfort and sustainability for years to come.

This is far more than a house, it is a beautifully crafted, contemporary home offering a rare combination of luxury, practicality and connection to nature. A place designed to be lived in, enjoyed and admired.



the floorplan...

Approximate Gross Internal Areas

Ground Floor Area 596 sq ft – 55 sq m

First Floor Area 771 sq ft – 72 sq m

Second Floor Area 497 sq ft – 46 sq m

Garage Area 191 sq ft – 18 sq m

Total Area 2055 sq ft – 191 sq m



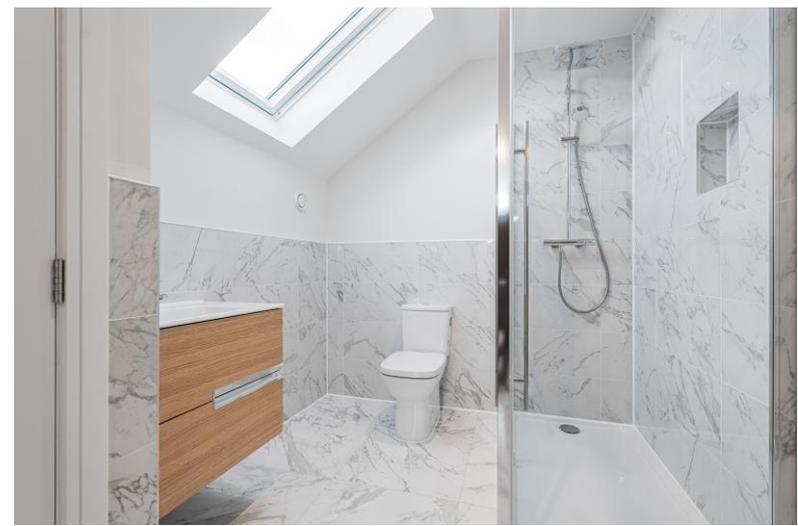
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complete.

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the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green and two football pitches. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby, and the South Hams coast is a 40-minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot and in Exeter, which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op Food 0.6 miles

Supermarket: Tesco 6.1 miles, Lidl 0.1 miles

Exeter: 17.1 miles

Relaxing

Beach: Teignmouth 11.1 miles

Tennis court, swimming pool, cricket: 1.2 miles

Stover Golf Club: 2.7 miles

Haytor, Dartmoor: 4.2 miles

Travel

Bus stop: 0.5 miles

Train station: Newton Abbot 6.1 miles

Main travel link: A38 2.2 miles

Airport: Exeter 19.1 miles

Schools

Bovey Tracey Primary School: 0.9 miles

Teign School: 5.8 miles

South Dartmoor Community College: 7.8 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9RZ**

how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and continue to the roundabout. Take the first turning and follow this road a short while where Longston Cross can be found on the right hand side, turn into Marriott Way and following the road around to the left, then take the right turn on to Marriott Way. The property can be found on the left.





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