



## 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 which boasts access to Crediton (15 mins), Exeter (25 mins) and Tiverton (25 mins) making it an ideal position for a lot of people. On top of that, the village has a modern primary school, school bus service to secondary schools, two pubs and a community shop, plus there's a wonderful farm shop nearby too. This small development was completed in 2022 by Rosebourne Developments Ltd and carries the remainder of the 10 year NHBC. The owners have improved the house in their time here with the garden being landscaped most recently. As one would expect, there's the usual high level of energy efficiency and the air source heat pump is linked to the underfloor heating on the ground floor and the radiators on the first floor. It's quiet too, being at the end of the small cul-de-sac and backing onto a field.





Internally, it's clear on entry that this is a spacious house. The hallway is wide with plenty of storage and gives access to the study and ground floor WC. There's plenty of light flooding in from both sides too with large windows and full height glazed doors. The kitchen/dining room has polished tile flooring which really sets off the navy units with their rose gold handles. There are quartz worktops, built in Neff appliances and even a wine fridge. It's a really sociable space with the island and room for a large dining table. 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. There's a matching utility room too. The attractive staircase leads to the first floor landing with 4 bedrooms and the family bathroom. The master bedroom has a lovely ensuite shower room and feels modern and luxurious.

Outside is a block paved driveway with ample parking in front of the detached double garage. The garage itself is a great space for storing life's essentials. Of course, this would suit a multitude of uses. Pathways to the side gives access to the rear garden with a sandstone patio and gravel borders and a sleeper retaining wall and the remainder of the garden is laid to lawn. As previously mentioned, the garden backs onto fields giving a wonderful open feel to the garden to the rear.

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.

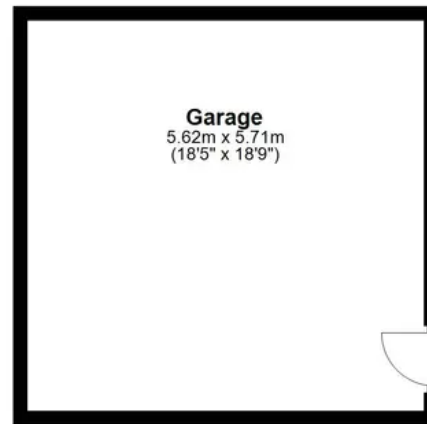
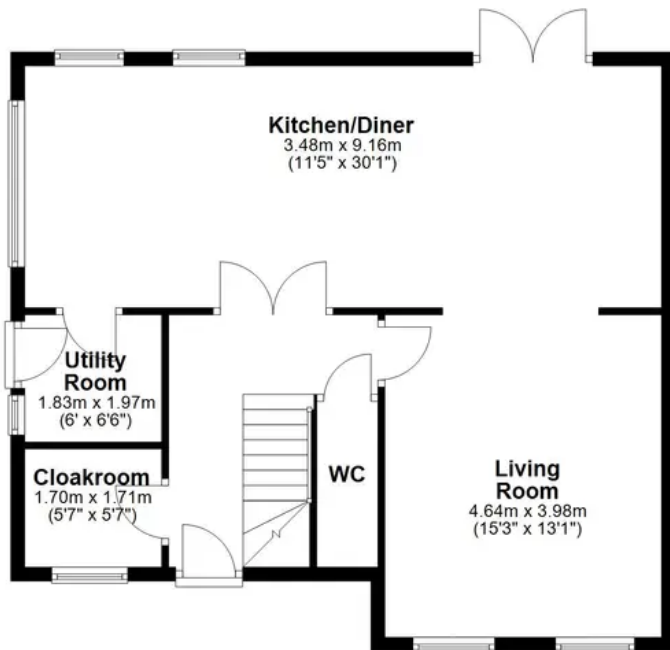
From Crediton, take the A3072 towards Bickleigh/Tiverton. After approx. 3 miles, turn left at Coffin Tree Cross towards Cheriton Fitzpaine. Follow the lane until arriving into the village by the Half Moon Inn. At this junction, turn right and continue past Barnshill Close (on your left) and then take 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.



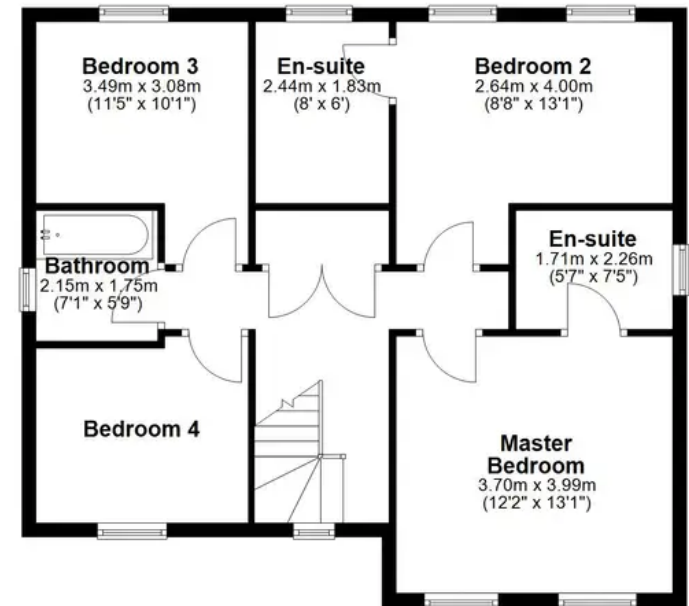
### Ground Floor

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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