



14 Meadow Acre Road



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Gittisham, Honiton, EX14 3FE

Honiton Town Centre: 1.8 miles; Sidmouth: 8.6 miles; Exeter: 16.5 miles

A superb modern family home, thoughtfully enhanced by the current owners since its purchase from new in 2019, and still benefiting from the remainder of its NHBC warranty.

- Modern Family Home
- Study/Fourth Bedroom
- Landscaped Garden
- Easy Transport Access
- Council Tax Band C
- Three bedrooms
- Stylish kitchen/Diner
- Off Street Parking
- Freehold
- EPC B

Guide Price £340,000

Meadow Acre Road forms part of the popular Hayne Farm development on the edge of Honiton. The market town provides a wide range of amenities, including shops, schools, restaurants, a leisure centre with pool, and a mainline station to London Waterloo. Nearby Gittisham offers a welcoming village community, historic church and active hall, with attractions such as The Pig at Combe, Heron Farm and The Combe Garden Centre close by. The property enjoys easy access to the A30, linking swiftly to the M5 and Exeter's extensive cultural, educational and retail facilities.

The ground floor offers an inviting entrance hall with cloakroom, a useful utility area with sink and access to the rear garden, together with a study/fourth bedroom. The former garage has been cleverly converted to provide a versatile store or workshop, while retaining its up and over door. On the first floor, a light and spacious landing gives way to a generous sitting room and an impressive kitchen/dining room, each enjoying Juliet balconies. The contemporary kitchen features an island and a comprehensive range of fitted units, creating an ideal space for family living and entertaining.

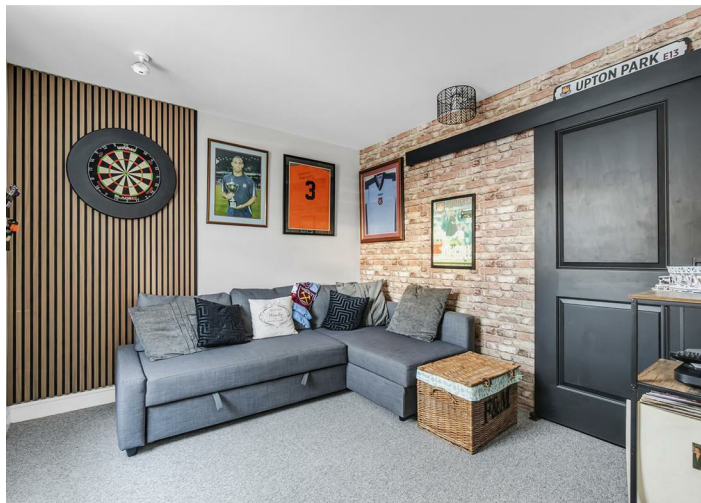
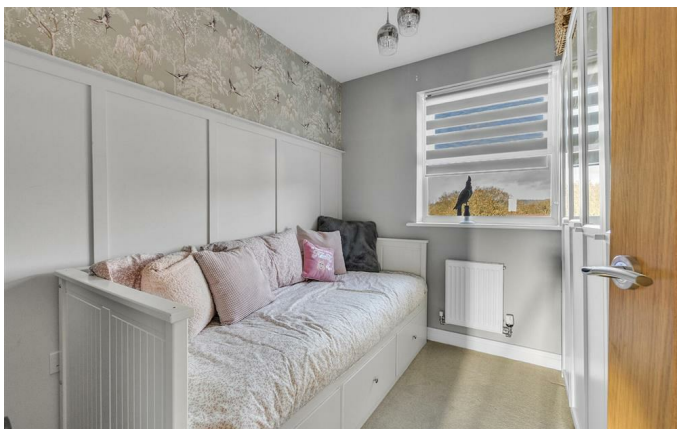
The second floor hosts three well proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from an en-suite shower room and fitted wardrobes.

Outside, the rear garden is predominantly level and arranged with areas of decking and artificial lawn, complemented by an excellent covered entertainment and bar area with pergola. A side gate provides external access, and parking is available on the driveway.

Services: All mains services connected. Mobile signal good outdoor and variable in-home with selected networks. Standard, Superfast & Ultrafast broadband available via Openreach, nexfibre (Info via Ofcom). Built of modern timber frame construction by reputable developers Baker Estates. As with most modern developments we understand there to be an estate maintenance fee payable. There are restrictive covenants on the title.

Location: What3words: ///haunt.generals.earpiece





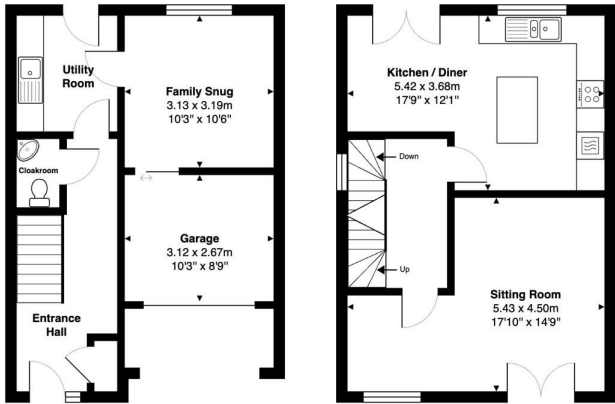
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	Not energy efficient - higher running costs	
(1-20) G		
England & Wales		EU Directive 2002/91/EC 

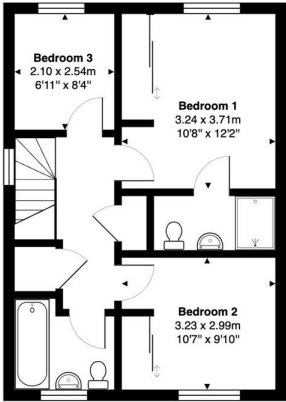
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Ground Floor
Area: 41.3 m² ... 444 ft²

First Floor
Area: 42.9 m² ... 462 ft²



Second Floor
Area: 43.6 m² ... 469 ft²

Total Area: 127.8 m² ... 1375 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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