



10, Weavers Way



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Sandford, Crediton, EX17 4NT

Crediton (2 miles), Exeter City Centre (10 miles), Tiverton Parkway (22 miles)

An immaculate, 3 double bedroom, high-end new build, situated in the sought after village of Sandford, enjoying direct access to an abundance of idyllic rural walks.

- Beautifully presented family home
- No onward chain
- Built in 2024 by Belfield Developments
- Stunning kitchen/diner
- Master bedroom with ensuite
- Fully enclosed private garden
- Garage with power
- Parking for two cars
- Council Tax Band: D
- Freehold

Offers In Excess Of £475,000

SITUATION

Nestled just 1.5 miles north of Crediton, the picturesque village of Sandford is a charming civil parish steeped in history, featuring a 12th-century church and an abundance of character. With its narrow, winding streets lined by beautiful thatched cottages, many adorned with enchanting, Beatrix Potter-style perennial gardens, Sandford exudes a timeless, old-world appeal.

At the heart of the village, you'll find the iconic 16th-century Post House, now home to The Lamb Inn, an award-winning pub and restaurant renowned for its rustic charm and vibrant atmosphere. Featured in The Daily Mail's list of "20 Best British Country Pubs" (2015), it's a favourite gathering spot for locals and visitors alike. Directly across from the Inn is the community-run shop and post office, further highlighting the strong village spirit that defines Sandford.

The sense of community is reflected in the village's range of local sports clubs, including cricket, tennis, football, and rugby. Sandford is also home to a highly sought-after primary school, noted for its striking Greek-style architecture, and older students benefit from proximity to the outstanding Q.E.C.C. in Crediton, which boasts an "Outstanding" rated Sixth Form.

Sandford is beautifully connected to Crediton via a footpath that winds through the scenic Millennium Green, past a wildflower meadow, herb garden, and crystal-clear stream, offering a peaceful and picturesque route to the town.



DESCRIPTION

10 Weavers Way is one of an exclusive collection of just 13 beautifully crafted eco homes. This superb three-bedroom detached property has been thoughtfully designed to harmonise with its rural surroundings while offering exceptional modern comfort. Enjoying wonderful countryside views, the home benefits from an MVHR heat-recovery system, underfloor air-source heating, engineered oak flooring and elegant quartz worktops – all contributing to a highly efficient and stylish living environment.

ACCOMMODATION

On entering the property, the hallway is bright and airy and leads into the impressive open-plan kitchen and dining area featuring a high-quality System Six solid-wood kitchen, complete with quartz surfaces, two integrated fridge/freezers, eye-level and under-counter ovens, an integrated dishwasher and a wine fridge. A generous pantry cupboard provides excellent additional storage, and patio doors lead directly to the outdoor dining terrace. The light-filled sitting room offers a welcoming space to relax, while the ground floor is completed by a well-appointed utility room and a stunning cloakroom.

Upstairs, the principal bedroom enjoys a striking picture window framing far-reaching countryside views, together with a smart en-suite finished with full-height Mandarin Stone porcelain tiling. The second double bedroom also benefits from a full-height window and an airing cupboard. A further double bedroom overlooks the rear garden, and the contemporary family bathroom includes a bath with rainfall shower and separate handset, WC and floating basin.

Underfloor air-source heating serves both floors, delivering an efficient, clean and comfortable warmth throughout, perfectly complementing the home’s modern eco-credentials.

GARDEN

To the front of the property, a neat pathway is flanked by a level lawn, with private parking for two vehicles leading to the garage, complete with up-and-over door and an EV charging point. The left hand side of the property has been lovingly landscaped for easy maintenance.

The rear garden is a particular delight, predominantly laid to lawn and benefitting from sunshine throughout the day. A sheltered patio area provides the perfect spot for alfresco dining, while the fully enclosed boundaries make it an ideal space for pets and young children alike.

SERVICES

Utilities: Mains electric, water, telephone & broadband
Drainage: Mains drainage
Heating: Air Source Heating
EPC: B (87)
Broadband within this postcode: Superfast 75Mbps

AGENTS NOTE

There is a £40 per month charge for maintenance of the communal gardens and pathways. The vendor has advised that there is a restriction on campervans and extra large vans parking around the property.

DIRECTIONS

DIRECTIONS : From Crediton take Jockey Hill toward Sandford. Upon reaching the village take a right turn onto Fanny’s Lane and then a right turn into Creedy Road, Weavers Way can be found to the left and number 10 is on the right hand side on the corner.
For Sat Nav: EX17 4NS
What3Words: ///suspended.revolting.merit



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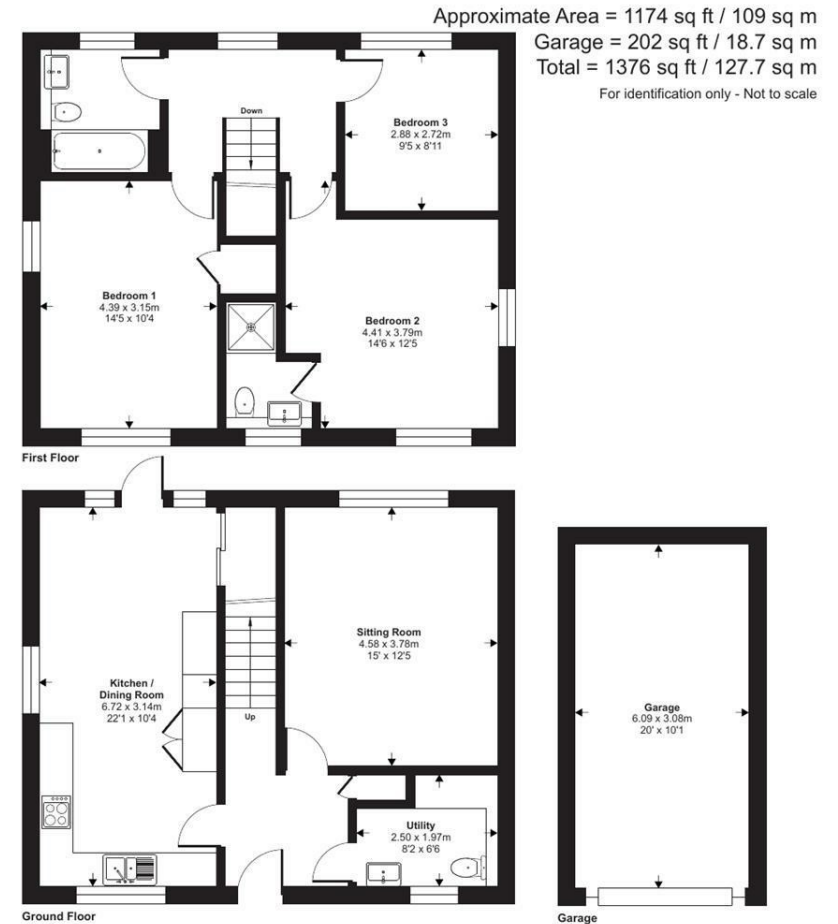


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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