



# Hillcrest View

by SC evans



# Welcome

Step into tranquil, luxury living.

# Home





Open plan living, with a focus on natural light throughout

System Six kitchen



















Thoughtfully designed living spaces

Entrance hallway with  
hardwood staircase











Main bedroom, complete with vaulted ceiling

Oversized aluminium window in the main bedroom, taking in the panoramic countryside view











LED mirrors, ABI / Lusso Stone brassware

Lusso Stone sanitary ware







*The  
Ash*

*The  
Cedar*

*The  
Willow*



*The  
Oak*

*The  
Larch*











Rear aspect of 'The Willow'

Abodo timber cladding combined with standing seam metal cladding







Perfectly

Semi-rural living, in its purest form.

*Located*







Crediton has an array of independent shops, restaurants and coffee houses





Hillcrest View offers an opportunity for *genuine luxury living*, in a location that allows you to immerse yourself in the *idyllic Devon lifestyle*. This small development is nestled amongst the fields and surrounded by nature, but not detached from civilisation. A perfect step away from the hustle and bustle of urban life, into the *calm serenity* of the countryside.







The village community store and Post Office, Sandford







Coplestone Farm Shop, just a mile from Hillcrest View



Hillcrest View



1 Mile - Copplestone

Tiverton - 10 Miles

Exeter - 12 Minutes

Exeter & M5 - 6 Miles

Hillcrest View

Newbuildings

Woolsgrove

West Sandford

The Lamb Inn

Sandford School

Upton Hellions

Lower Creedy

Sandford Tennis Club

Creedy Park

Sandford Cricket Club

Homeleigh Garden Centre

Shobrooke Park

Shobrooke

Hospital

Baobab Café

The Three Little Pigs

Leisure Centre

Crediton

The Ship

Sandford Orchards

Hollacombe

Landscore Primary School

Queen Elizabeth School

Crediton Station

Supermarket

A377

Downes Crediton Golf Club

Downes Mill

Yeoford Station

Neopardy

Gunstone

Uton

Hookway

Smallbrook



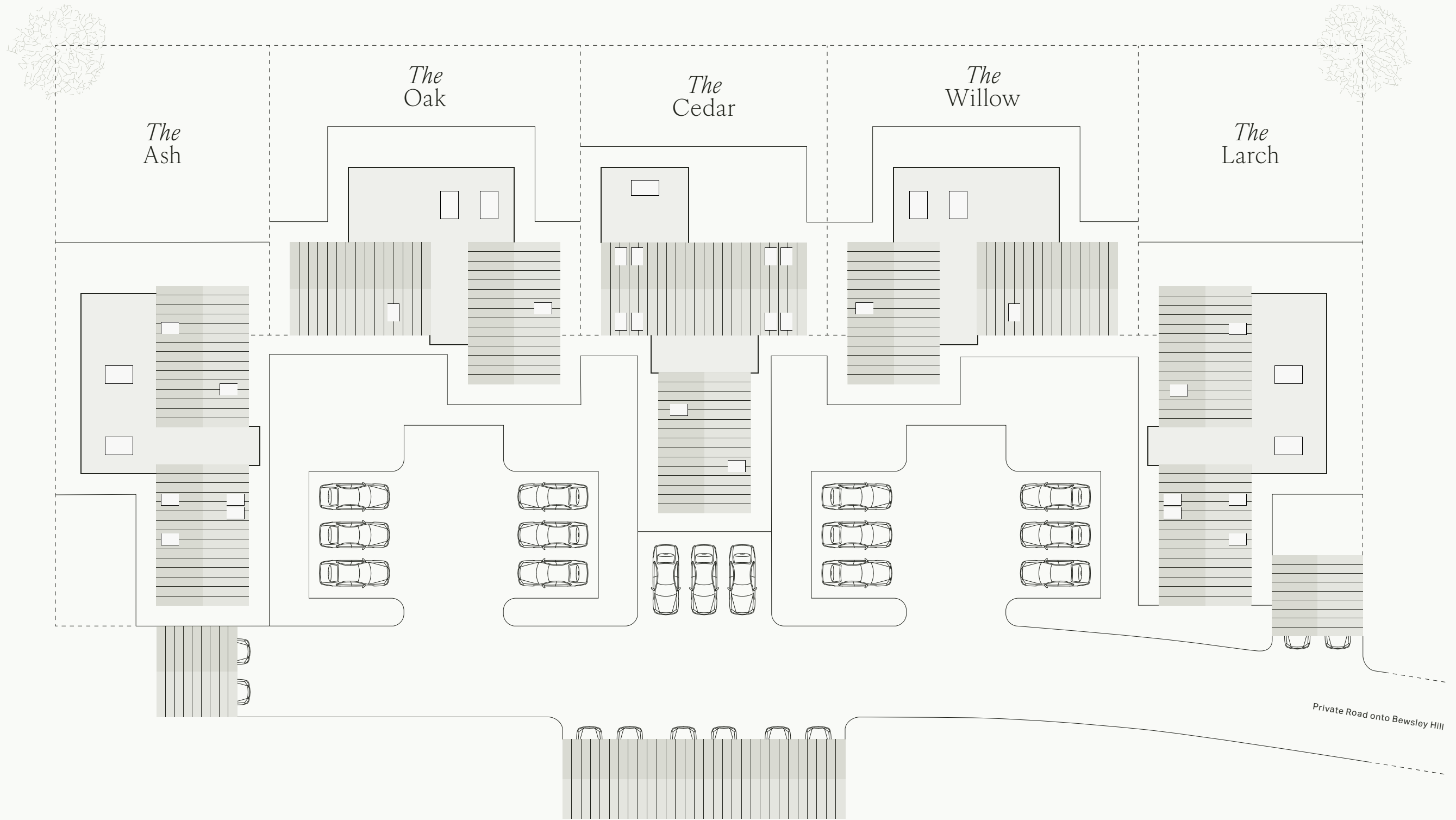


# The Finer

Five houses. Three designs. One breathtaking setting.

## *Details*

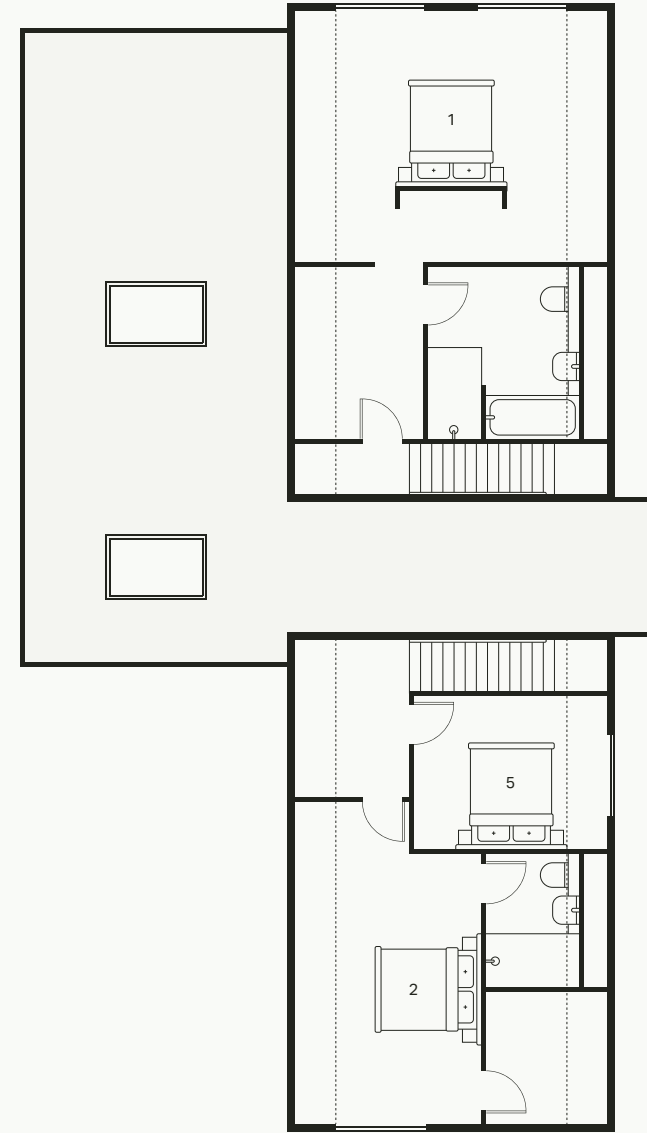
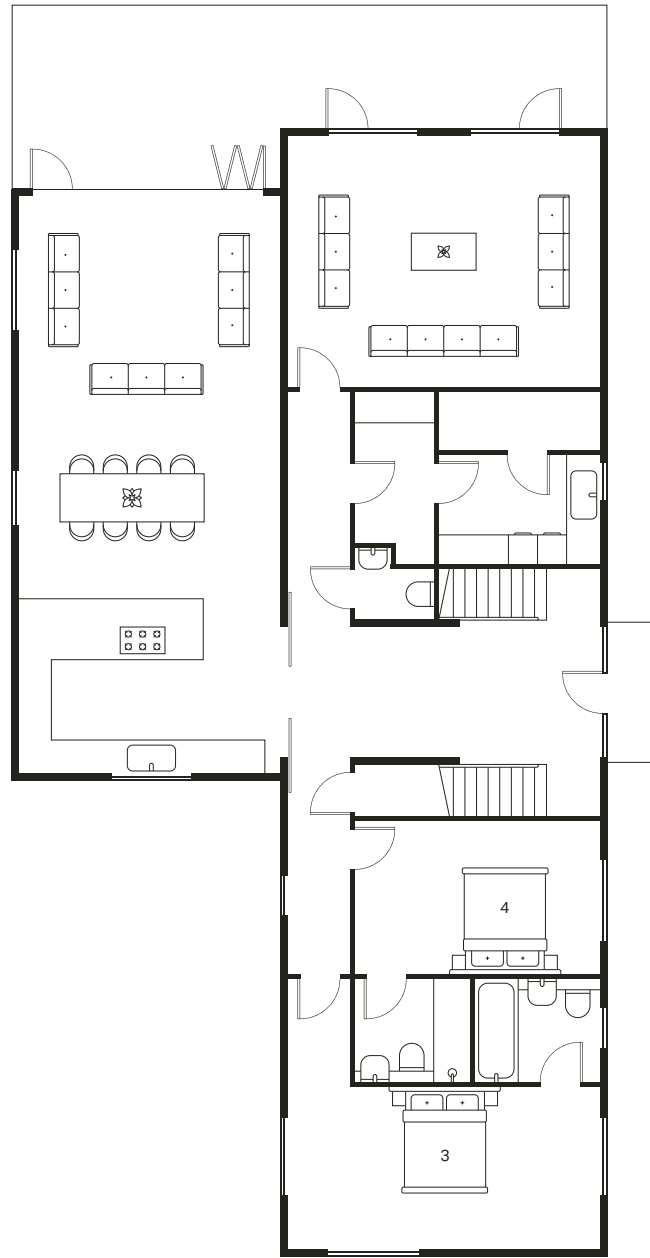






# The Ash

Approximate Area – 282m<sup>2</sup>  
 (Excludes Restricted Head Height)  
 Approximate Restricted Areas – 18m<sup>2</sup>  
 Garage – 36m<sup>2</sup>  
 Total – 336m<sup>2</sup> / 3616ft<sup>2</sup>



Open Plan Living	11.50 x 4.80m
Lounge	5.25 x 6.00m
Bedroom 3	3.22 x 6.00m
Ensuite	1.95 x 2.30m
Bedroom 4	3.00 x 4.67m
Ensuite	1.95 x 2.25m

Hallway	2.80 x 6.00m
WC	1.30 x 1.55m
Utility	2.10 x 3.00m
Plant	1.10 x 3.00m
Boot Room	2.90 x 1.55m

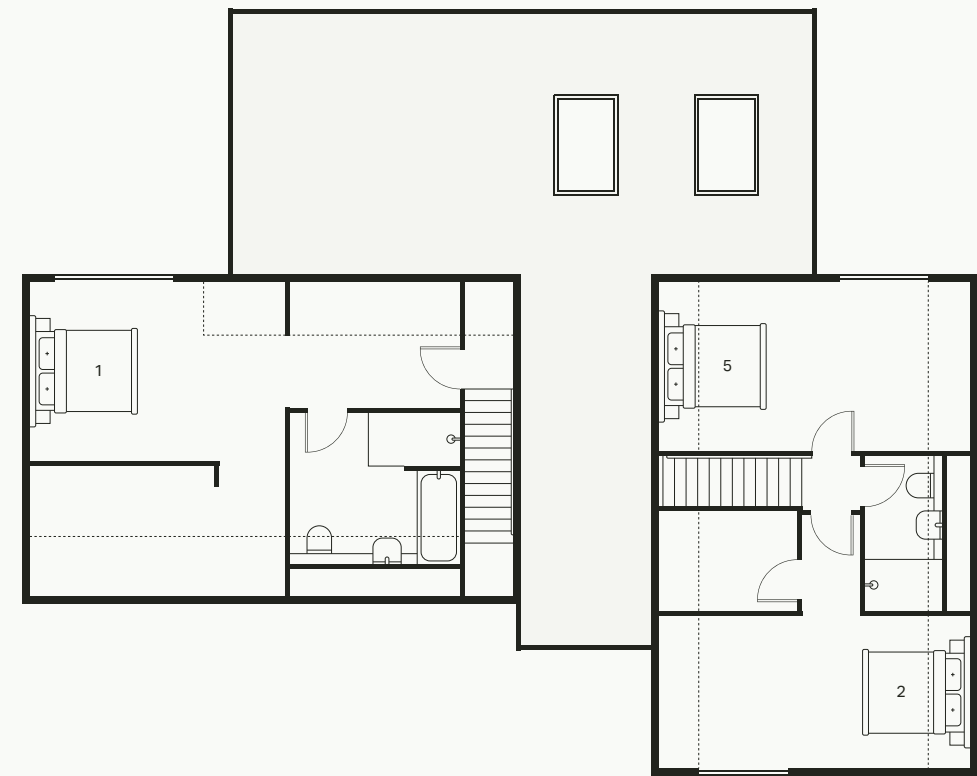
Master Bedroom	5.20 x 6.00m
Walk in Wardrobe	3.30 x 2.45m
Ensuite	3.30 x 2.95m
Landing	0.90 x 2.01m
Bedroom 2	6.36 x 3.60m

Walk in Wardrobe	2.56 x 2.30m
Ensuite	2.60 x 1.80m
Study / Bedroom 5	3.02 x 3.80m
Landing	2.99 x 2.08m



# The Oak

Approximate Area – 289m<sup>2</sup>  
 (Excludes Restricted Head Height)  
 Approximate Restricted Areas – 15m<sup>2</sup>  
 Garage – 36m<sup>2</sup>  
 Total – 340m<sup>2</sup> / 3659ft<sup>2</sup>



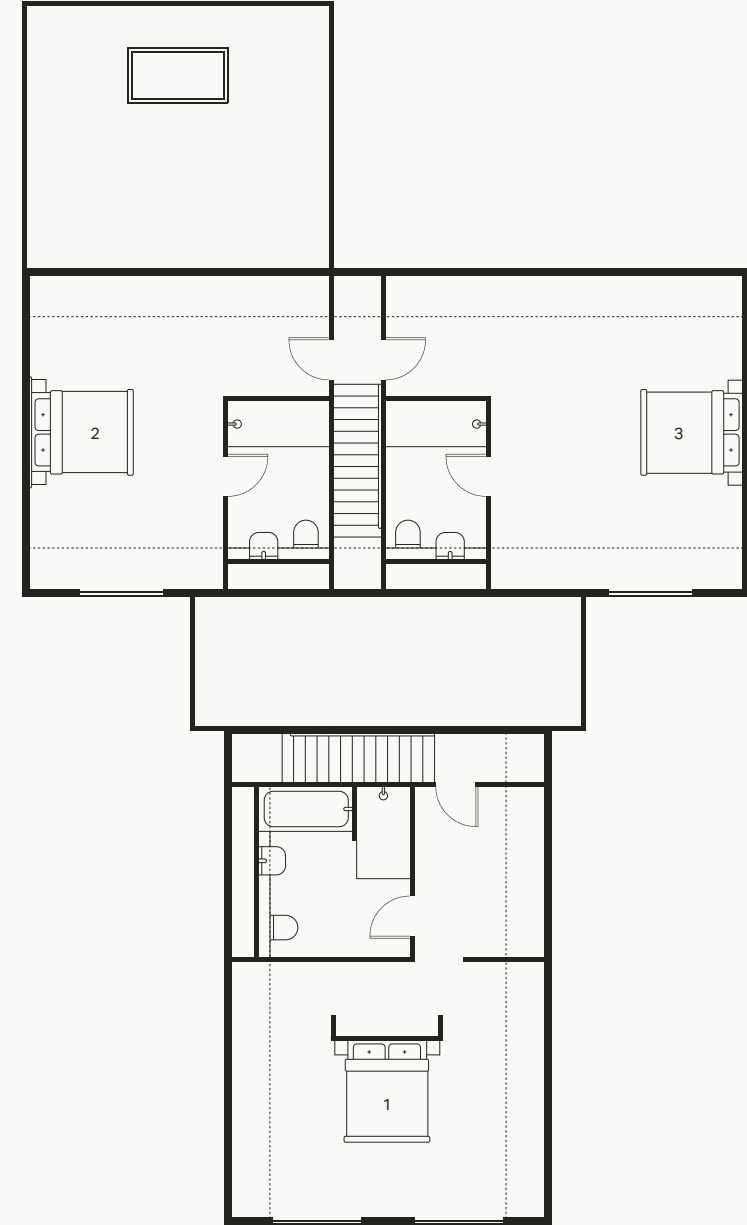
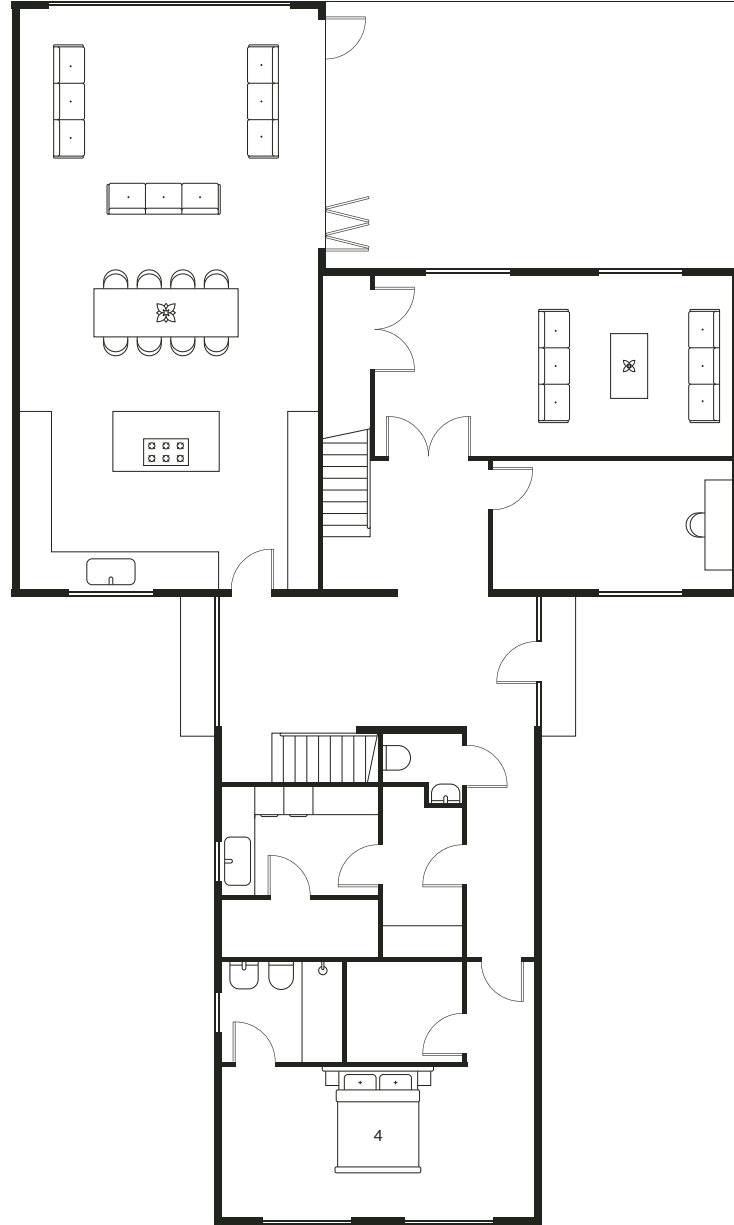
Open Plan Living	11.50 x 4.90m	Ensuite	2.29 x 1.96m
Lounge	4.98 x 6.20m	Wardrobe	2.30 x 0.95m
Bedroom 3	6.00 x 3.28m	Utility	2.10 x 3.00m
Ensuite	2.29 x 1.96m	Plant	1.10 x 3.00m
Wardrobe	0.95 x 1.25m	Boot Room	2.90 x 1.55m
Bedroom 4	6.00 x 2.92m	Hallway	2.35 x 6.20m

Master Bedroom	5.00 x 3.48m	Bedroom 2	2.92 x 6.00m
Dressing Room	5.00 x 2.40m	Wardrobe	1.96 x 2.64m
Wardrobe Area	3.30 x 2.46m	Study / Bedroom 5	3.28 x 6.00m
Ensuite	3.30 x 2.95m	Shower Room	1.50 x 3.04m
Landing	0.90 x 2.08m	Landing	1.09 x 3.15m



# The Cedar

Approximate Area – 305m<sup>2</sup>  
 (Excludes Restricted Head Height)  
 Approximate Restricted Areas – 15m<sup>2</sup>  
 Garage – 36m<sup>2</sup>  
 Total – 356m<sup>2</sup> / 3831ft<sup>2</sup>



GROUND FLOOR

Open Plan Living	11.44 x 6.00m	WC	1.30 x 1.55m
Lounge	3.48 x 7.04m	Utility	2.10 x 3.00m
Store	0.90 x 2.83m	Plant	1.10 x 3.00m
Bedroom 4	2.92 x 6.00m	Boot Room	2.90 x 1.55m
Wardrobe	2.24 x 1.95m	Hallway	2.40 x 6.50m
Ensuite	2.29 x 1.95m	Home Office	2.40 x 4.73m

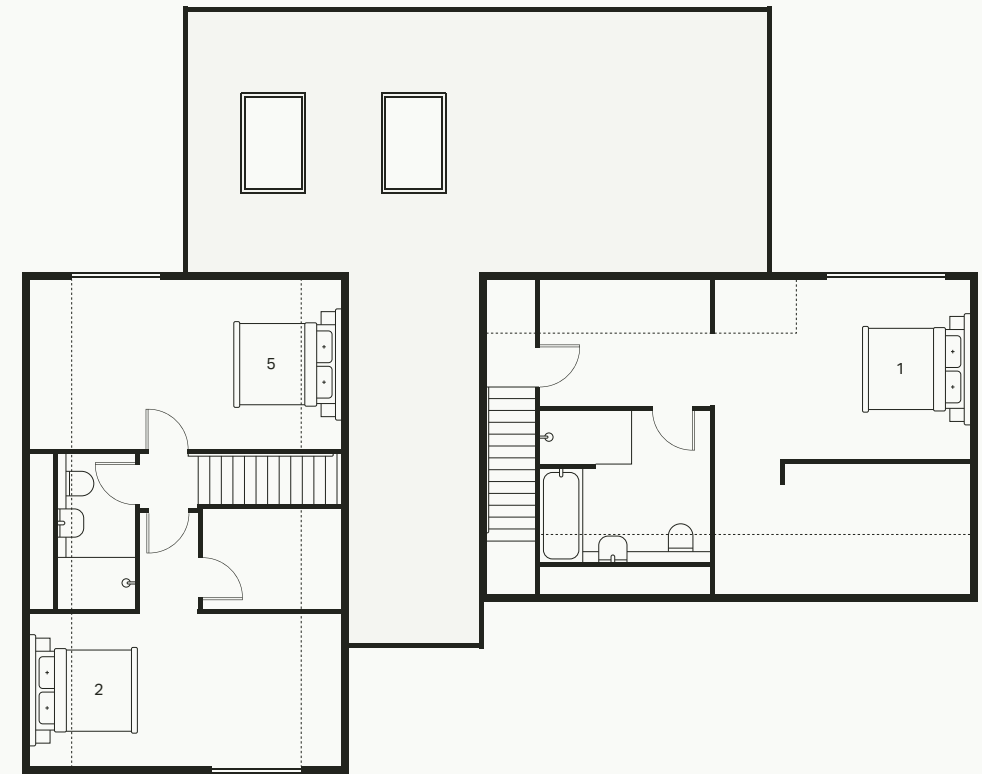
FIRST FLOOR

Master Bedroom	5.22 x 6.00m	Ensuite	1.95 x 3.10m
Wardrobe	2.45 x 3.30m	Landing	0.90 x 2.08m
Ensuite	3.30 x 2.95m	Bedroom 2	5.87 x 6.00m
Landing	0.90 x 2.01m	Ensuite	1.95 x 3.10m
Bedroom 3	7.03 x 6.00m	Landing	0.90 x 2.08m



# The Willow

Approximate Area – 289m<sup>2</sup>  
 (Excludes Restricted Head Height)  
 Approximate Restricted Areas – 15m<sup>2</sup>  
 Garage – 36m<sup>2</sup>  
 Total – 340m<sup>2</sup> / 3659ft<sup>2</sup>



## GROUND FLOOR

Open Plan Living	11.50 x 4.90m	Ensuite	2.29 x 1.96m
Lounge	4.98 x 6.20m	Wardrobe	2.30 x 0.95m
Bedroom 3	6.00 x 3.28m	Utility	2.10 x 3.00m
Ensuite	2.29 x 1.96m	Plant	1.10 x 3.00m
Wardrobe	0.95 x 1.25m	Boot Room	2.90 x 1.55m
Bedroom 4	6.00 x 2.92m	Hallway	2.35 x 6.20m

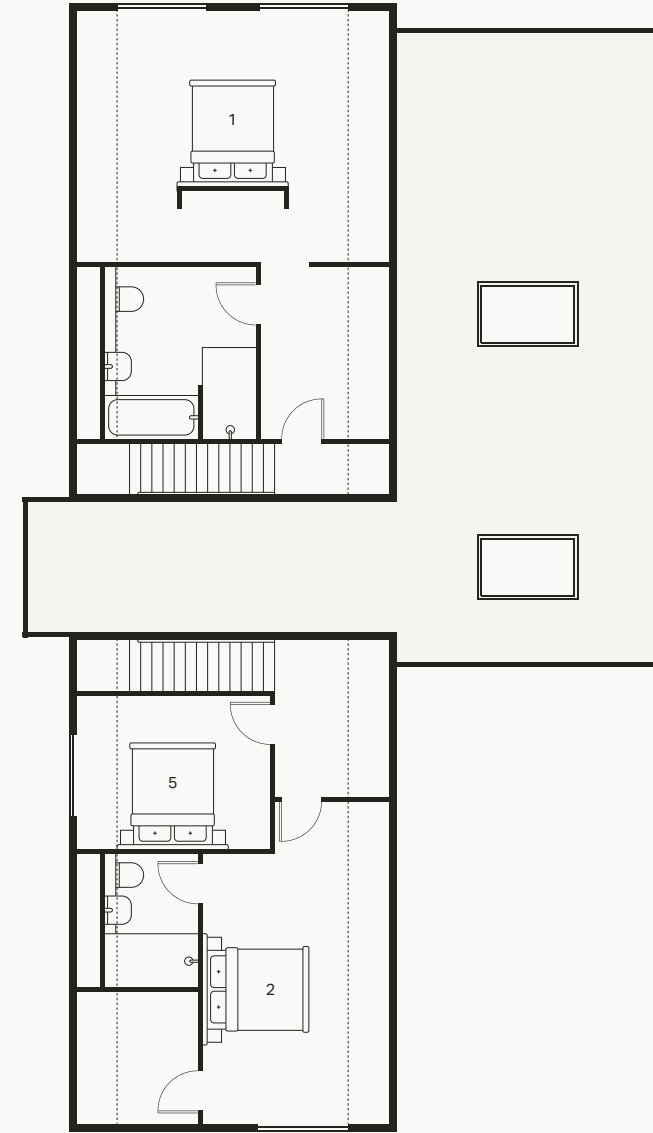
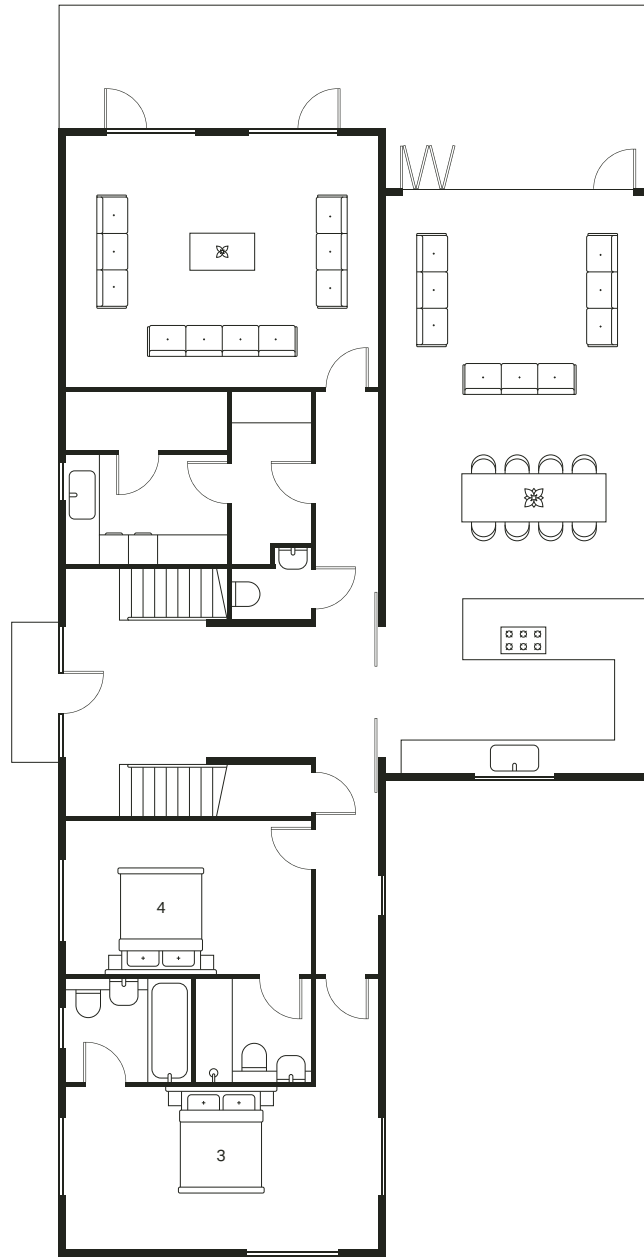
## FIRST FLOOR

Master Bedroom	5.00 x 3.48m	Bedroom 2	2.92 x 6.00m
Dressing Room	5.00 x 2.40m	Wardrobe	1.96 x 2.64m
Wardrobe Area	3.30 x 2.46m	Study / Bedroom 5	3.28 x 6.00m
Ensuite	3.30 x 2.95m	Shower Room	1.50 x 3.04m
Landing	0.90 x 2.08m	Landing	1.09 x 3.15m



# The Larch

Approximate Area – 282m<sup>2</sup>  
 (Excludes Restricted Head Height)  
 Approximate Restricted Areas – 18m<sup>2</sup>  
 Garage – 36m<sup>2</sup>  
 Total – 336m<sup>2</sup> / 3616ft<sup>2</sup>



Open Plan Living	11.50 x 4.80m	Hallway	2.80 x 6.00m
Lounge	5.25 x 6.00m	WC	1.30 x 1.55m
Bedroom 3	3.22 x 6.00m	Utility	2.10 x 3.00m
Ensuite	1.95 x 2.30m	Plant	1.10 x 3.00m
Bedroom 4	3.00 x 4.67m	Boot Room	2.90 x 1.55m
Ensuite	1.95 x 2.25m		

Master Bedroom	5.20 x 6.00m	Walk in Wardrobe	2.56 x 2.30m
Walk in Wardrobe	3.30 x 2.45m	Ensuite	2.60 x 1.80m
Ensuite	3.30 x 2.95m	Study / Bedroom 5	3.02 x 3.80m
Landing	0.90 x 2.01m	Landing	2.99 x 2.08m
Bedroom 2	6.36 x 3.60m		



# Specifications

## INTERNAL

- Hardwood staircase with glass balustrade
  - Bespoke staircase design
- Fully fitted dressing area to master bedroom
- Fit out to additional areas such as bedrooms, boot room and storage inc. bespoke design
- Fully carpeted bedrooms, study and lounge
- Large format tiles throughout hallway, open plan living, kitchen utility, plant room, boot room and store
- Walls painted in off-white emulsion
- Paint colours
- White satin wood skirting and architraves
- Oak internal doors with a variety of styles
- Contemporary matte black ironmongery
  - Ironmongery choices
  - Stove

## EXTERNAL

- Abodo timber cladding
- Contemporary stone cladding
- Metal standing seam roof
- Powder coated metal guttering
- External sockets
- Outside cold water tap
- Closed panel fencing
- Post and rail fencing at rear of garden
- Turfed garden with large format porcelain patio area
- Full landscape design
- Double garage
- Electric garage door
- External letterbox

## KITCHEN AND UTILITY

- Contemporary fitted System Six kitchen
- Glass display units
- LED unit lighting
- Quartz worktop with drainage grooves inclusive of splashback and up stands
- Waterfall ended quartz on island
- Undermounted Blanco Belfast sink
- Quooker boiling water tap
- Integrated fridge freezer and dishwasher
- Neff appliances - Double oven, induction hob and downdraft extractor
- Caple wine fridge
- Built in 3 way waste bin (landfill, recycling & food waste)
- Utility - Contemporary fitted System Six utility
- Utility - Quartz worktop
- Utility - Washing machine and tumble dryer appliance space and plumbing
- Utility - Undercounted blanco sink and tap
- Bespoke kitchen design

- Standard
- Upgrade Package







#### ELECTRICAL

- ASHP heating system with smart phone control
- Solar array
  - 5kw battery storage
- EV Charging point
- TV and Data points in living spaces
- H2 lite LED downlighting
  - Orluna LED downlighting
  - Bespoke lighting design
- Astro trimless lighting to stairs
- PIR low level lighting to bathrooms and ensuite
  - Alarm system
  - CCTV system with smart phone connection
- LED external lighting
- External power sockets
  - Smart home system
- All sockets and switches matt white screw less throughout

#### BATHROOMS

- Contemporary lusso stone white sanitaryware
- Countertop basins to all bathrooms
- Back to wall WC with soft close toilet seat, concealed cistern and dual flush plate
- Rimless toilets
- Low profile shower trays in all bathrooms
- Slimline toughened shower glass
- Concealed shower with rainfall head and handheld shower head in showers
- Freestanding bath in master bedroom with handheld shower head
- Additional family bath with overhead shower
- Choice of Lusso Stone or ABI brassware
- Porcelain tiles - full height in shower and half height on vanity wall and bath wall
  - Additional tiling
  - Wet room upgrades
- Electric towel rails to allow for winter and summer use throughout
- LED mirrors included to all bathrooms
- Toothbrush points in all bathrooms
- Motion sensor low level lighting
  - Bespoke bathroom designs

#### EXTERIOR WINDOWS AND DOORS

- Oversized aluminium front door with side light
- High performance aluminium windows and bifold or sliding doors
- Electric censored roof lights where indicated on floor plans

#### SERVICES

- Air source heat pump heating system
- Under floor heating throughout with individual room zones
- Individual room zoning with touch programmable stats

#### PEACE OF MIND

- 10 year build warranty
- Management company to maintain all communal areas

- Standard
- Upgrade Package



# Register

Off plan reservations now available. Secure your preferred plot and ensure you have greater control over the finish of your dream home.

*Your Interest*



Make Hillcrest View  
your home, *contact us*  
on 01392 549 900 to  
*arrange* a viewing.

Prices *from* £975,000

Agent

TwentyTwentyProperty

Developer

sc evans

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