



Stunning individual homes in a traditional Devon village

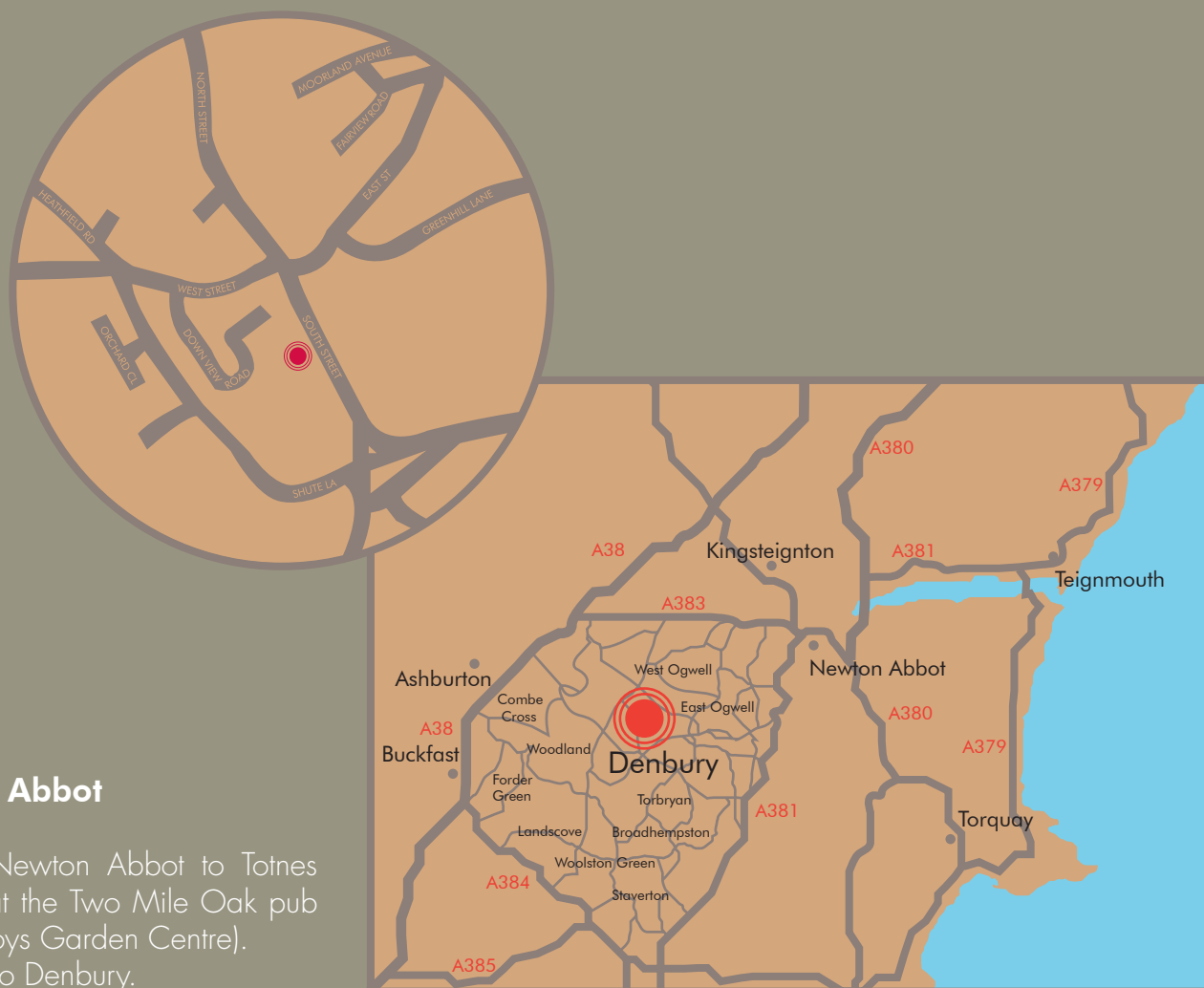
Southfield Court has been built by long established and highly experienced Pavilion Homes, a sister company to Pavilion Construction. The company specialises in very exclusive and individually styled prestige properties within the Devon countryside. The company is locally based and is a member of NHBC and the Federation of Master Builders.

The architect for the development is Jeremy Newcombe of Locke, Son and Newcombe.

Selling agent Marchand Petit is one of the area's most successful and professional estate agents. They offer a comprehensive and committed service to ensure a trouble-free transaction for both seller and buyer.

The Development Team

Directions



From Newton Abbot

On the A381 Newton Abbot to Totnes road, turn right at the Two Mile Oak pub (just before Fermoy's Garden Centre). Follow the signs to Denbury.

Proceed just past the village green and Union Inn on your left, as you bear right onto South Street the site can be seen on your left-hand side. Additional Parking is available to the adjacent Lay-by.

GENERAL CONSTRUCTION:

- Natural slate roof
- Hand built timber double glazed windows, front and rear and patio doors
- Full cavity wall insulation
- Entrance porches, front and rear
- Underfloor heating to all ground floors
- Gas central heating to first floor
- Electrically operated timber garage doors
- Boarded roof space with potential to convert, subject to necessary permissions
- Mains Gas, Water and Electricity
- 10 Year NHBC warranty – valid from date of completion of construction

KITCHENS

- Bespoke fitted kitchens with oak units and granite work tops
- Franke insert stainless steel sink and taps – Plots 1 & 2
- Franke ceramic Belfast sink – Plot 3
- Quality fitted appliances : Neff, Belling and Stoves
- Dual fuel range cooker – Plots 2 & 3
- Double oven and hob – Plot 1
- Matching extractor hoods
- Integrated Neff dishwashers
- Integrated Neff larder refrigerators
- Natural slate flooring to kitchen and utilities

BATHROOMS

- White Roca sanitary ware with chrome fittings
- Chrome heated towel radiators with additional electric heating element
- Grohe showers
- Shower baths in main bathrooms with curved glass shower screen and Grohe mixer taps
- Wall hung fitted white bathroom furniture

LOUNGES

- French doors leading to rear garden
- Feature fireplace with granite lintel and slate hearth, suitable for woodburner or gas fire

ELECTRICAL

- Dimmer switches to lounge, kitchen/diners and bedrooms
- TV points to lounge, kitchen/diners and all bedrooms
- BT points to hallway, lounge and all bedrooms
- Downlighters to kitchen/diners and all bathrooms
- Main smoke detectors
- Security lights fitted to front and rear
- Shaver points to all bathrooms
- Wiring for mirror lighting to all bathrooms

INTERNAL FINISHES

- Oak veneer cottage style internal doors
- Quality satin chrome door furniture
- Brushed chrome window furniture
- Ceramic bathroom and kitchen tiling
- Smooth ceilings
- Woodwork finished in white satin paint
- Splayed reveals to all internal windows

EXTERNAL FINISHES

- Rounded corners to all external wall and windows

OUTDOORS

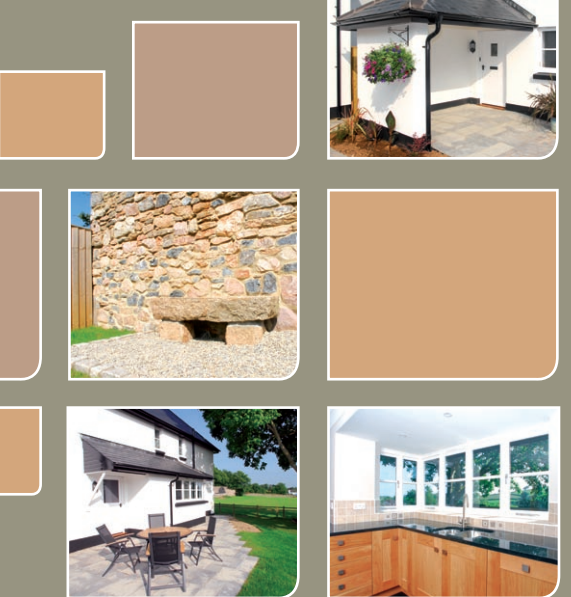
Gardens

- Turfed rear gardens
- Granite seat
- Granite steps – Plots 1 & 3
- Exterior water taps
- Rear and side garden gates
- Weathered stone patio area

Driveway

- Shared private driveway
- Antique tumbled paviers

Specification



DISCLAIMER
Please note : The slate flooring, slate roof tiles, slate hearth, oak doors, timber windows and doors, granite worktops are all natural products and therefore subject to variations within the material.

Contact
Marchand Petit
The Plains
Totnes TQ9 5YS

Pavilion homes

T.01803 847979
E.totnes@marchandpetit.co.uk
W.www.marchandpetit.co.uk

Marchand Petit
ESTATE AGENTS
www.marchandpetit.co.uk

Southfield Court is an exclusive development of just three individual new 4-bedroom homes in the captivating South Devon village of Denbury. In keeping with the highly desirable location the houses have traditional character and features, beautifully combined with everything you could ask for to enjoy a contemporary lifestyle.

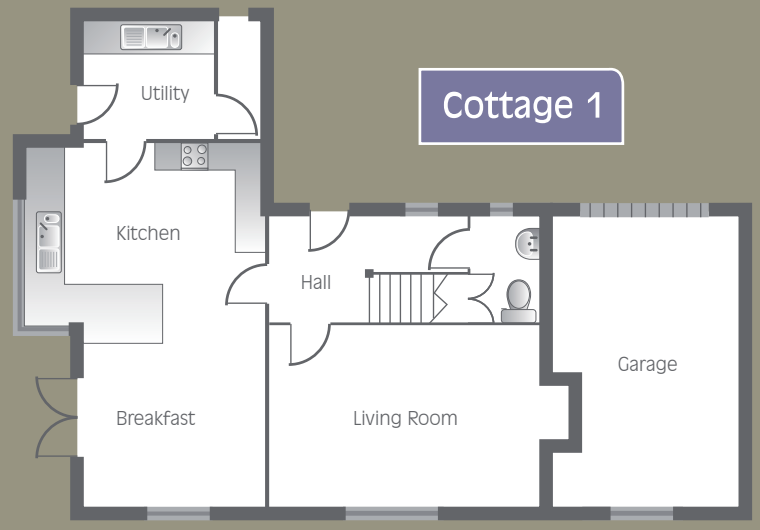
The newly created courtyard development is generously spaced and reached via a communal drive. Each property has its own private gardens and integral garage with space for additional parking.

The architecture incorporates elements of rural colloquial style but with a modern flair. There are natural slate roofs, hand built timber framed windows and front and rear entrance porches. The interiors have oak kitchens, natural slate kitchen flooring and a feature fireplace in the lounge with granite lintel and slate hearth. There are excellent views from the development across the beautiful surrounding countryside and towards the village.

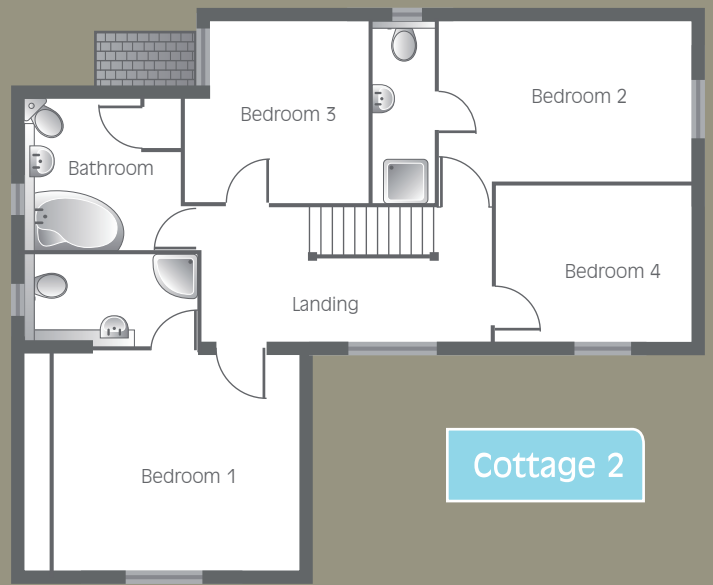
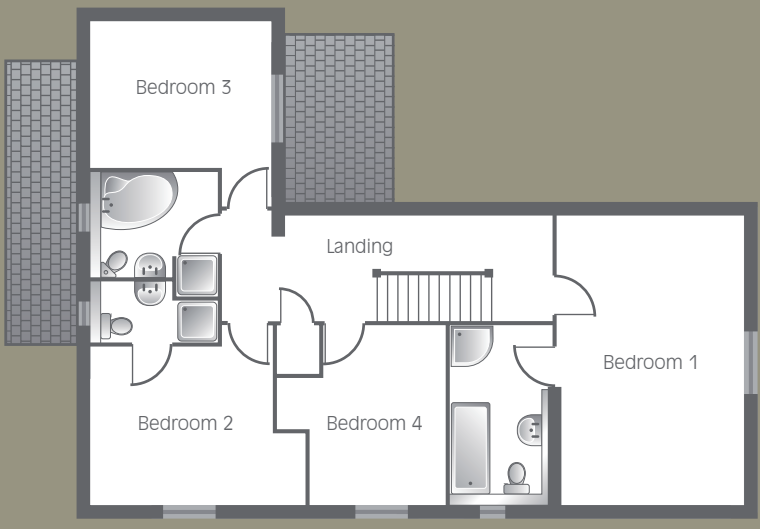
Denbury is an ancient and charming South Devon village. Nearby Denbury Down, which overlooks the area, is a great place for walking and is topped by the site of a Celtic hill fort. The village green is adjacent to the traditional and highly recommended Union Inn. The village has a church, shop with Post Office and primary school, which was founded in 1875.

Although Denbury feels thoroughly off the beaten track, there is in fact very quick access to surrounding towns like Newton Abbot, Totnes and Ashburton. Exeter is less than half an hour away by car, there is the option of several mainline rail stations and the entire South Devon coastline and Dartmoor National Park is within easy reach.

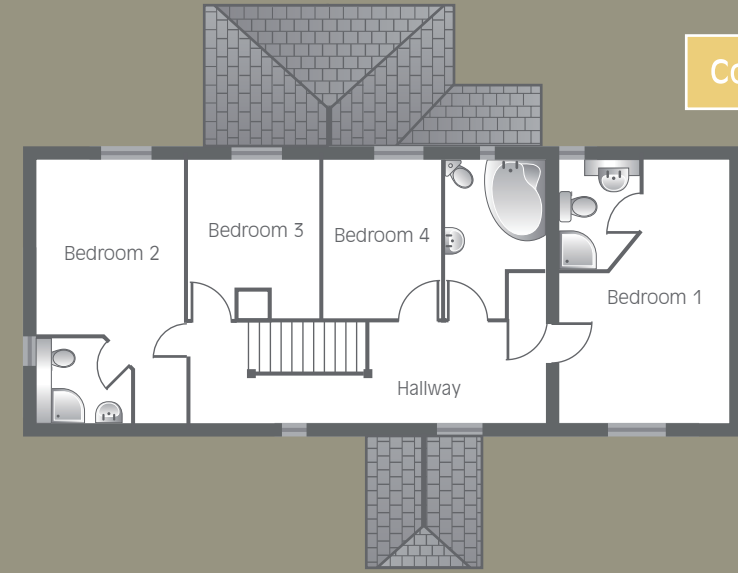
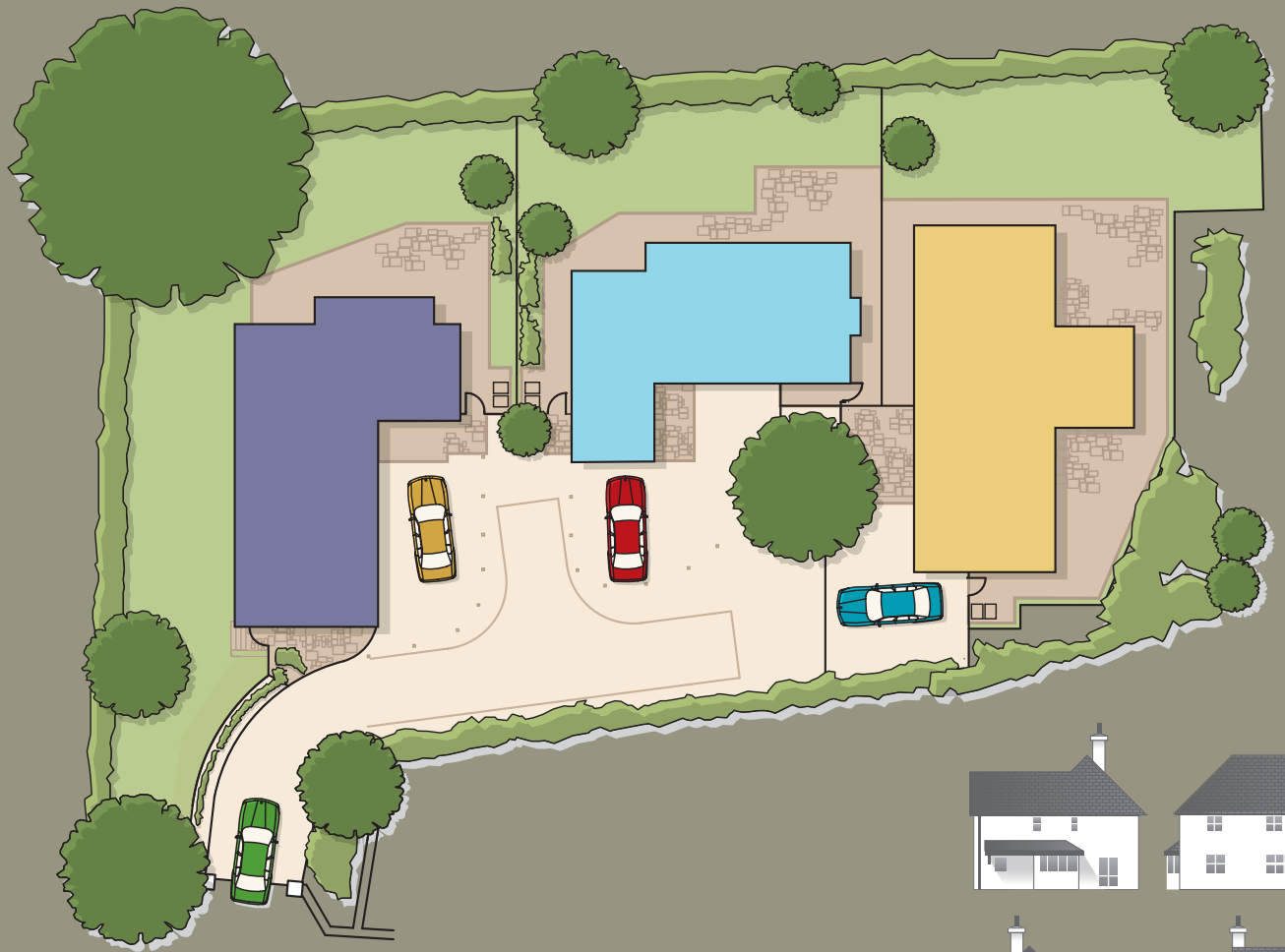
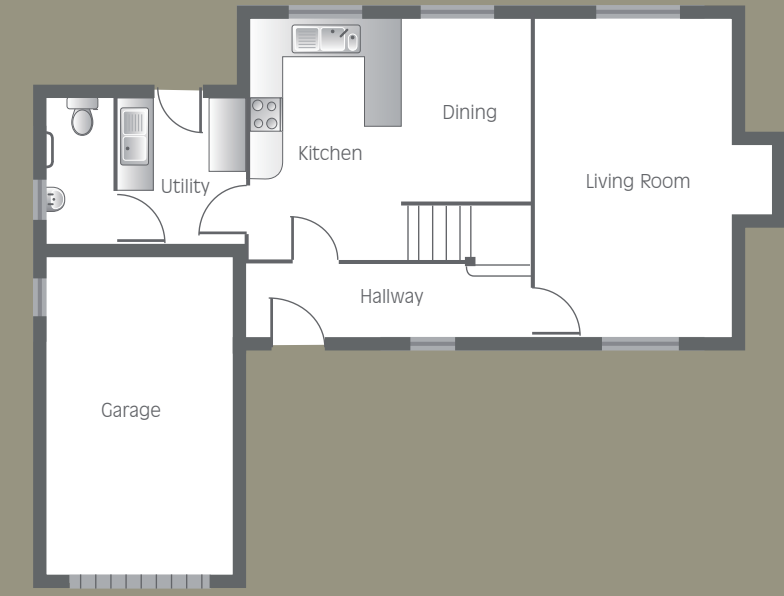
View from the Dining Room in Harmony Cottage



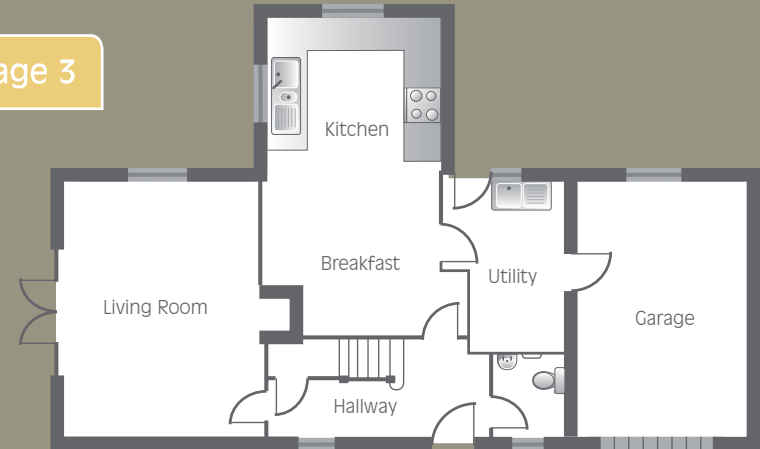
Cottage 1



Cottage 2



Cottage 3



Cottage 1

- Bedroom 1 – 17'8" x 11'4" / 5.380 x 3.440m
- Bedroom 2 – 11'3" x 10'0" / 3.430 x 3.040m
- Bedroom 3 – 11'2" x 8'10" / 3.420 x 2.690m
- Bedroom 4 – 11'2" x 8'9" / 3.420 x 2.680m
- Living Room – 16'11" x 11'1" / 5.050 x 3.370m
- Kitchen/Breakfast – 22'11" x 11'1" / 7.000 x 3.380m
- Utility – 11'1" x 6'10" / 3.380 x 2.090m



Cottage 2

- Bedroom 1 – 15'7" x 12'0" / 4.740 x 3.670m
- Bedroom 2 – 14'3" x 8'11" / 4.340 x 2.710m
- Bedroom 3 – 10'1" x 8'9" / 3.110 x 2.680m
- Bedroom 4 – 11'1" x 8'6" / 3.370 x 2.610m
- Living Room – 17'9" x 10'10" / 5.140 x 3.310m
- Kitchen/Dining – 15'11" x 10'1" / 4.850 x 3.060m
- Utility – 7'8" x 7'7" / 2.350 x 2.300m



Cottage 3

- Bedroom 1 – 17'9" x 11'3" x 11'1" / 5.140 x 3.440 x 3.370m
- Bedroom 2 – 12'1" x 10'4" / 3.680 x 3.150m
- Bedroom 3 – 9'1" x 8'7" / 2.770 x 2.620m
- Bedroom 4 – 11'2" x 8'9" / 3.400 x 2.670m
- Living Room – 17'10" x 14'3" / 5.430 x 4.350m
- Kitchen/Breakfast – 22'8" x 11'10" / 6.900 x 3.610m
- Utility – 11'6" x 6'11" / 3.520 x 2.120m