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A beautiful collection of 3
and 4 bedroom detached
properties

WAKEHAM FARM
SOUTH MILTON, DEVON



Wakeham Farm is a private estate nestled in the sought-after village of South Milton. This collection of stylish, eco-friendly contemporary new-build homes offers a unique opportunity to own one of just four available residences in this desirable location. With no restrictions, these properties offer a versatile opportunity. Whether you choose to make one your main residence, a lock-up-and-leave bolt-hole, or a strategic investment, their rarity in this area provides exceptional flexibility in how you utilize them.

Each home has been traditionally constructed and architect designed to a high specification, thoughtfully crafted to complement your Devon coastal lifestyle. Featuring spacious layouts, generous gardens, garages, parking areas, and eco-friendly amenities such as solar panels, electric car charging points, and air source heating, these homes meet every need. The interiors are designed with plentiful natural light, open plan spaces and excellent connectivity to the garden area creating a seamless indoor/ outdoor living experience perfect for modern living.

WAKEHAM FARM



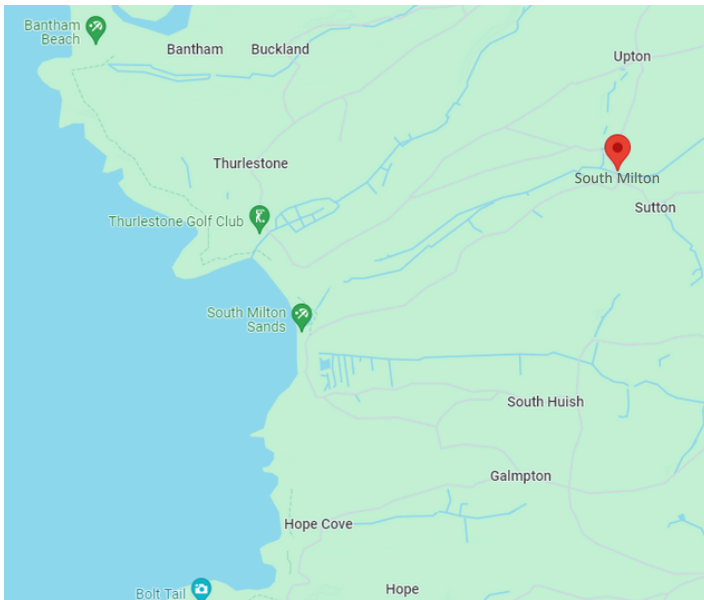
SOUTH MILTON VILLAGE

Situated within the South Hams Area of Outstanding Natural Beauty, one of Britain's finest protected landscapes. The proximity to golden sandy beaches and a vibrant community makes Wakeham Farm a prime location. Nestled in the heart of South Milton village, these homes offer both seclusion and convenience with a private driveway leading to the estate and adjacent parking. Enjoy countryside walks and coastal living with a short stroll to South Milton Sands.

Your home will be just minutes from the nearby village of Thurlestone, which boasts an 18-hole golf course on the South West Coast Path, tennis clubs, the award-winning spa at Thurlestone Hotel, a village inn, shop and post office.

Head towards South Milton Sands to find The Beach House, a laid back foodie destination just yards from the beach. In the summer, enjoy beach activities and pop-up Rock Box events. Less than 5 miles away is Salcombe, the well renowned coastal town, offering fantastic eateries, sailing and yacht clubs, sandy beaches, and a picturesque harbour. A short drive to the bustling market town of Kingsbridge, with its friendly atmosphere and wide range of independent traders, national retailers and numerous amenities.

South Milton is perfect for those seeking a semi-rural lifestyle, conveniently close to beaches and town life. It is only 30 minutes from the A38 Devon Expressway and Totnes Train Station.



LOCATION

Satnav postcode: TQ7 3JQ

Approximate distances

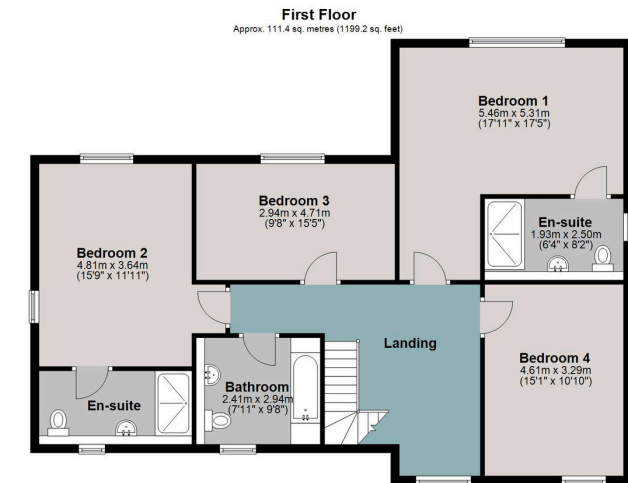
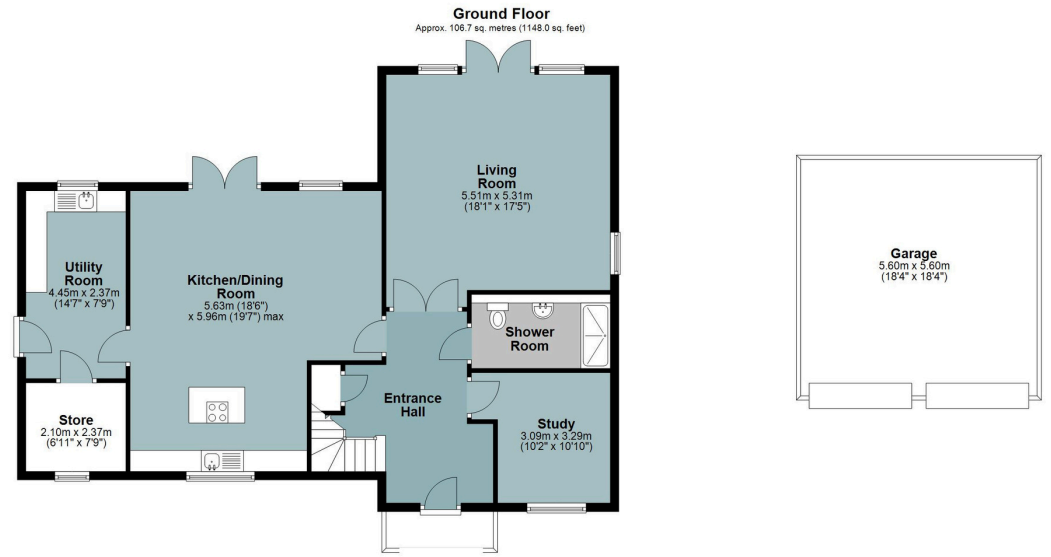
- South Milton Sands 2 miles
- Thurlestone 2.1 miles
- Bantham 2.4 miles
- Hope Cove 4.7 miles
- Kingsbridge 3.5 miles
- Salcombe 4.9 miles
- Totnes (train station) 15 miles
- Plymouth 24 miles
- Exeter 42 miles



SANDERLING - PLOT 1

4 BEDROOM DETACHED HOUSE

This spacious home includes a detached garage, a private driveway, a large garden and scenic views of the surrounding countryside and All Saints Church. The property boasts a generous kitchen/dining room with doors that open onto the garden, a utility and storeroom, study, a downstairs shower room, and a living room with direct garden access. Upstairs, you'll find four bedrooms, two of which have en-suite bathrooms, as well as a family bathroom.



TOTAL APPROXIMATE AREA: 258.9 SQ METERS 2786 SQ FT

- House 219.2 sq metres 2,359 sq ft
- Porch 2.5 sq metres 27 sq ft
- Garage 37.2 sq metres 400 sq ft

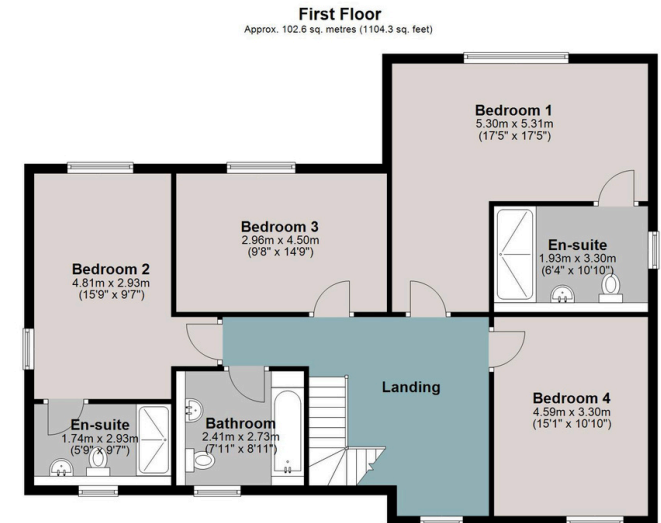
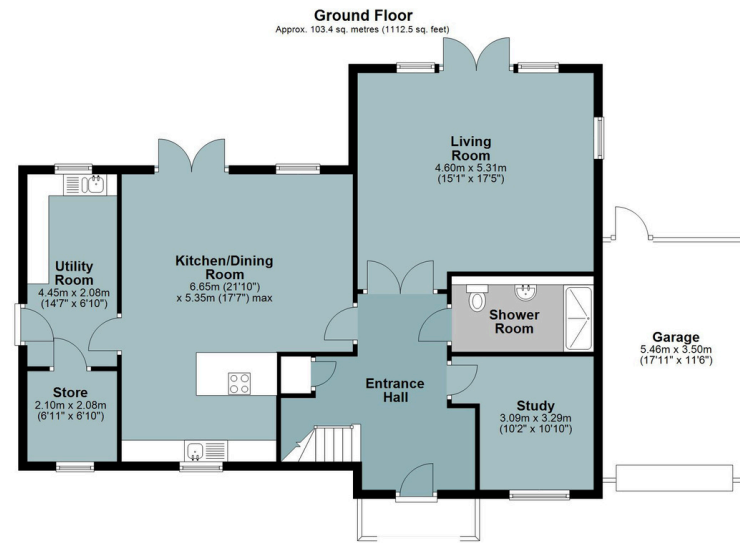




KITTIWAKE - PLOT 2

4 BEDROOM DETACHED HOUSE

This spacious home includes a linked garage, a parking area, and a large garden. It features a generous kitchen/dining room with doors opening onto the garden, a utility and storeroom, study, a downstairs shower room, and a living room with direct garden access. The upstairs comprises four bedrooms, two of which have en-suite bathrooms, along with a family bathroom.



TOTAL APPROXIMATE AREA: 223.6 SQ METERS 2407 SQ FT

- House- 202 sq metres 2174 sq ft
- Porch 2.5 sq metres 27 sq ft
- Garage 19.1 sq metres 206 sq ft

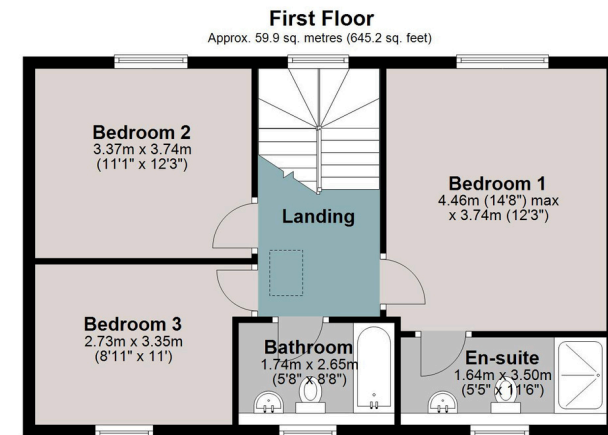
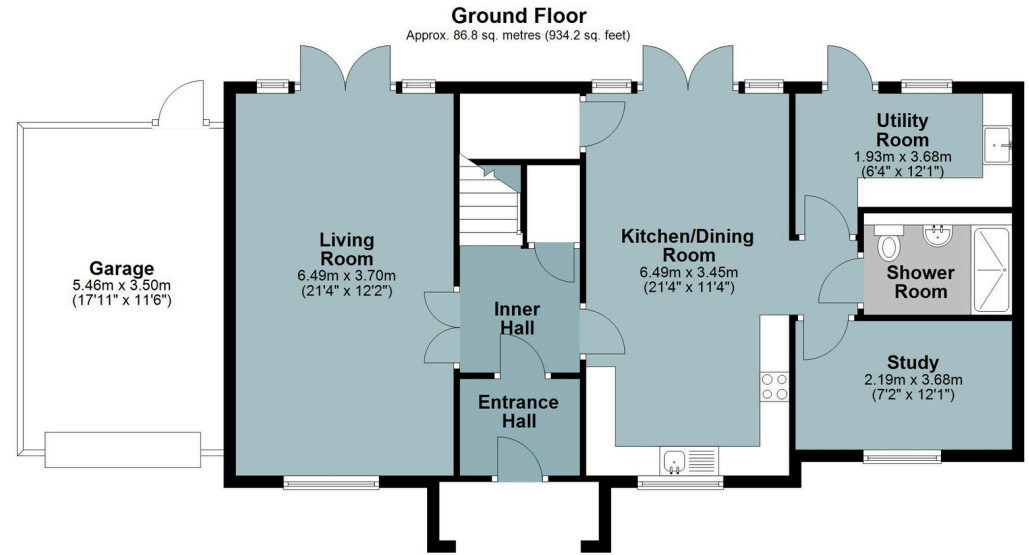




REDWING - PLOT 3

3 BEDROOM DETACHED HOUSE

This spacious home includes a linked garage, a parking area, and a large garden. It features a generous kitchen/dining room with doors opening to the garden, a utility room, study, a downstairs shower room, and a living room with direct garden access. Upstairs, there are three bedrooms, including one with an en-suite, as well as a family bathroom.



TOTAL APPROXIMATE AREA: 170.10 SQ METERS 1831 SQ FT

- House- 148.5 sq metres 1598 sq ft
- Porch 2.5 sq metres 27 sq ft
- Garage 19.1 sq metres 206 sq ft

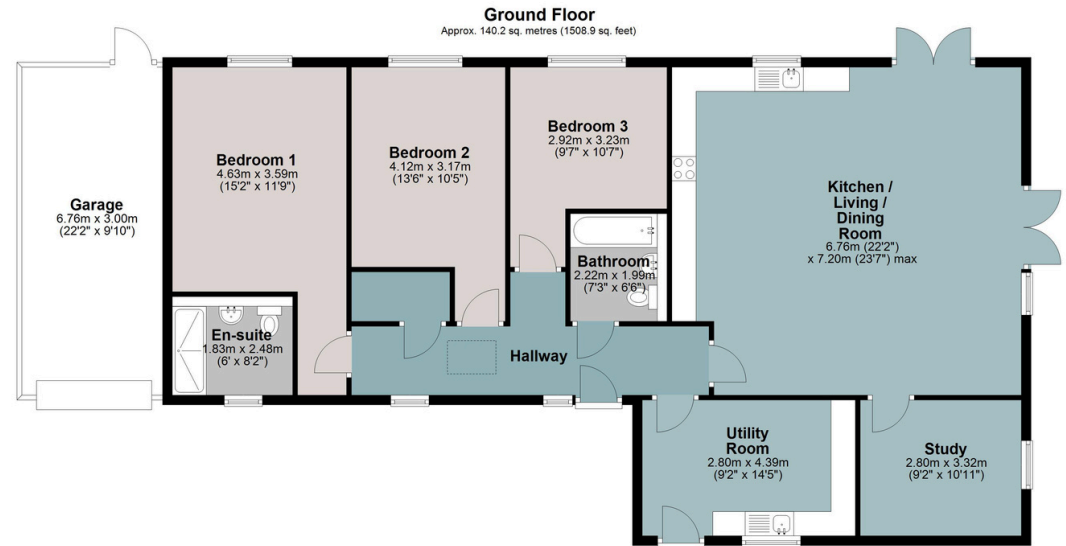




DUNLIN - PLOT 4

3 BEDROOM SINGLE STOREY HOUSE

This spacious home includes a linked garage, a private driveway, and a large garden. It features a generous vaulted kitchen/ dining and living area with doors opening onto a generous terrace, a utility room, study and three bedrooms, including one with an en-suite, as well as a family bathroom.

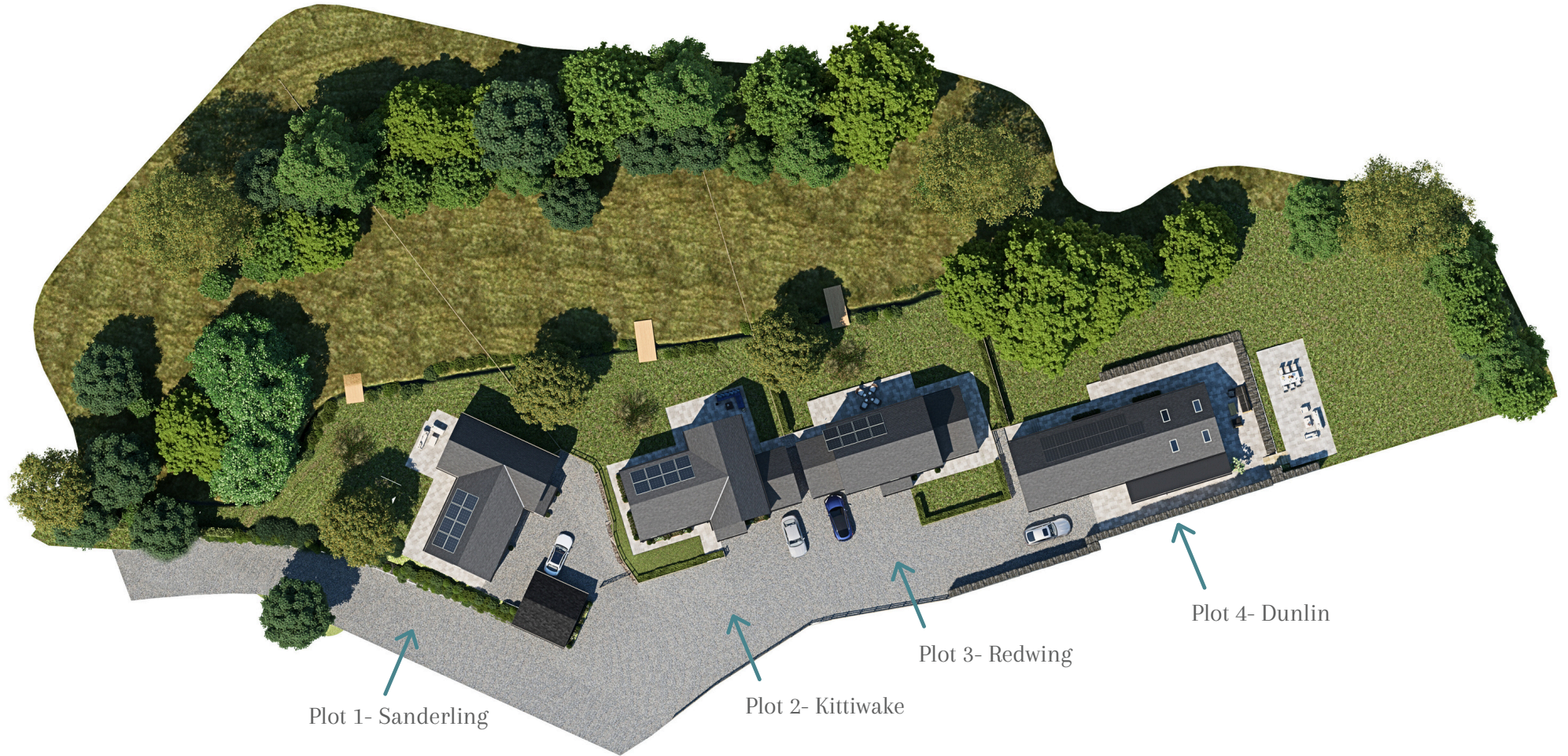


TOTAL APPROXIMATE AREA: 157.1 SQ METERS 1691 SQ FT

- House- 131.5 sq metres 1415 sq ft
- Porch 5.3 sq metres 57 sq ft
- Garage 20.3 sq metres 219 sq ft



ESTATE PLAN



Plot 1- Sanderling

Plot 2- Kittiwake

Plot 3- Redwing

Plot 4- Dunlin

PLOT 1 - SANDERLING: 4 BEDROOM DETACHED HOUSE WITH DETACHED GARAGE 1756 SQ METRES C. 0.43 ACRES TBC

PLOT 2 - KITTIWAKE: 4 BEDROOM DETACHED HOUSE WITH ATTACHED GARAGE 1621 SQ METRES C 0.40 ACRES TBC

PLOT 3 - REDWING: 3 BEDROOM DETACHED HOUSE WITH ATTACHED GARAGE 1209 SQ METRES C. 0.30 ACRES TBC

PLOT 4 - DUNLIN: 3 BEDROOM SINGLE STOREY HOUSE WITH ATTACHED GARAGE 1104 SQ METRES C. 0.27 ACRES TBC



INTERIORS

The new homes at Wakeham Farm are constructed to the highest standards, with meticulous attention to detail. Each residence will feature a custom-designed, sophisticated kitchen equipped with Neff appliances and Silestone (quartz) countertops, complemented by Italian-style wood effect porcelain tile flooring. The bathrooms will be stylish and contemporary, furnished with white Duravit suites and adorned with Italian porcelain tiles.

All four properties include a dedicated study. Additionally, each home is designed for a coastal and modern lifestyle, boasting a predicted EPC rating of A, a 10-year Build-Zone warranty (from build completion), underfloor heating, and an electric car charging point.



SPECIFICATION



General

Energy efficient new build properties with a predicted EPC A rating
Air Source Heat Pump (ASHP) powering heating with underfloor heating to ground floor and radiators to first floor and hot water storage cylinder
External doorsets with multipoint locking system
uPVC double glazed casement windows
Bespoke designed and fitted kitchen with integrated NEFF appliances, Silestone (quartz) worktop and splashback
Contemporary white Duravit bathroom sanitaryware with chrome taps, heated towel rail and Italian porcelain tiles
Wood effect Italian porcelain floor tiles to ground floor with carpet to living room and bedrooms
Rear garden boundary fences
Build-Zone 10 year building warranty (from build completion)

Internal Finishes

White 5-panelled internal doors with polished chrome lever handles
White emulsion to walls and white ceilings
Satin white woodwork
Wood effect Italian porcelain tiles in kitchen/dining areas
Carpet to living room and bedroom areas
Staircases finished with oak treads

Lighting & Electricals

Openreach full fibre to premises (FFTP) connectivity
TV point in living room
LED spot lights throughout with pendant lights in certain locations
22Kw electric car charger
Electric up and over garage door
Solar PV installation on roof

Kitchen

Fully fitted contemporary true handleless rail kitchen with Silestone (quartz) worktop with Silestone splash back behind hob
1.5 bowl stainless steel sink with mixer tap
Induction hob
Combination microwave oven and separate single fan oven
Integrated 70/30 fridge freezer
Integrated dishwasher
Integrated waste bins

Utility Room

Fully fitted utility with Silestone (quartz) worktop

Bathroom & Ensuite

White Duravit sanitaryware with contemporary chrome fittings
Fixed 'rainfall' shower head with separate 'hand held' shower head with glass screen in showers
Shower over bath with glass screen
Italian porcelain floor and wall tiles
Chrome heated towel rail in bathroom and en-suite
Underfloor heating

Services: Mains electricity, water and drainage. Air source heat pump (ASHP), solar PV panels.

Council tax : TBC

Tenure: Freehold

EPC: Predicted A.

Directions: As you enter the village of South Milton, drive through passing the village hall on your right hand side. A couple hundred yards you will see a sign on your right hand side of Wakeham Farm drive up into the estate and you will find the new homes on your left hand side.

SOUTH MILTON SANDS



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