



# ABBAYFORD VALE

OKEHAMPTON | DEVON

A Collection of 2, 3 & 4 Bedroom Homes.



## ABBEYFORD VALE

The best of town and country living can be gained at Abbeyford Vale a charming development of 2, 3 and 4 bedroom homes, built by locally renowned Adpad Ltd.

**ADPAD**





Abbeyford Vale enjoys views of the Devon countryside being less than a mile away from the centre of Okehampton.

Situated on the Northern edge of the Dartmoor National Park, Okehampton is a delightful town full of History, yet offering all the amenities essential for everyday living. From historic buildings to a beautiful park, excellent schools, great leisure facilities and fine shops this vibrant community delivers the perfect mix.

At the heart of the town the lively streets offer you a range of independent shops and national retailers. In addition, there is a charming Victorian arcade where every shop has an independent trader.

A choice of supermarkets is available including Waitrose, and twice a month there is a farmers market within the town. When you require a break from shopping there are many café, pubs and restaurants located within the town centre.

Okehampton offers a great family friendly environment in a vibrant community surrounded by spectacular countryside.



For evening entertainment Okehampton offers a wide selection eating places to suit all tastes from 16th Century inns to fine dining restaurants.

Film lovers will like the new Carlton Cinema in Market Street. For keeping fit there are a number of venues in the area including a swimming pool.

Schools for all ages are available in the town, from pre-school to college. Okehampton also benefits from its own medical centre and hospital.

South of the town centre, Okehampton Castle occupies a beautiful setting above the river Okement, from where you can enjoy magnificent views of the surrounding countryside.

Abbeyford Woods overlooks Abbeyford Vale the development to the South offering in excess of 350 acres of mixed woodlands with walks and bike tracks.

At the heart of Okehampton is Simmons Park offering a mature park setting for peaceful walks by the river and nearby lie the highest peaks of Dartmoor National Park.

The distinctly different coastlines of North and South Devon are both within reach as are the picturesque villages such as Lidford Sanford Country and Belstone and Roadford Lake being particularly popular for water sports, fishing and bird watching.

With Exeter being easily reached by road you will find many more shopping, leisure and work opportunity's offered by this fine county city. The main A30 dual carriageway connects Okehampton to Exeter and Okehampton railway station offers a heritage service. For domestic and international flights, Exeter Airport is approximately 27 miles away.



**ABBAYFORD  
VALE**

## A place to call home.

Abbeyford Vale offers a wide range of 2, 3 and 4 bedroom homes carefully designed to reflect local architecture and compliment the surrounding landscapes. Situated overlooking open countryside on the edge of Okehampton, Abbeyford Vale is at the heart of rural Devon yet only 25 miles from Exeter, making it the perfect place for commuters.

Your new home has been individually created by an experienced team of dedicated specialists backed up by the reassurance from guarantees of the well renowned development team of ADPAD Ltd.

**ADPAD**

## Building a Better Future.

Adpad is a privately owned development company whose directors have spent their whole careers in residential property with a management team of over a 100 years' experience.

Adpad specialise in delivering small to medium sized residential developments across the South West of England with focus on producing properties in well considered surroundings. Their wealth of experience combined with a drive for success makes them passionate about delivering New Homes that customers will enjoy and be proud of.

All homes offered at Abbeyford Vale will have the benefit of a 10 year LABC warranty.

# BRACKENDALE



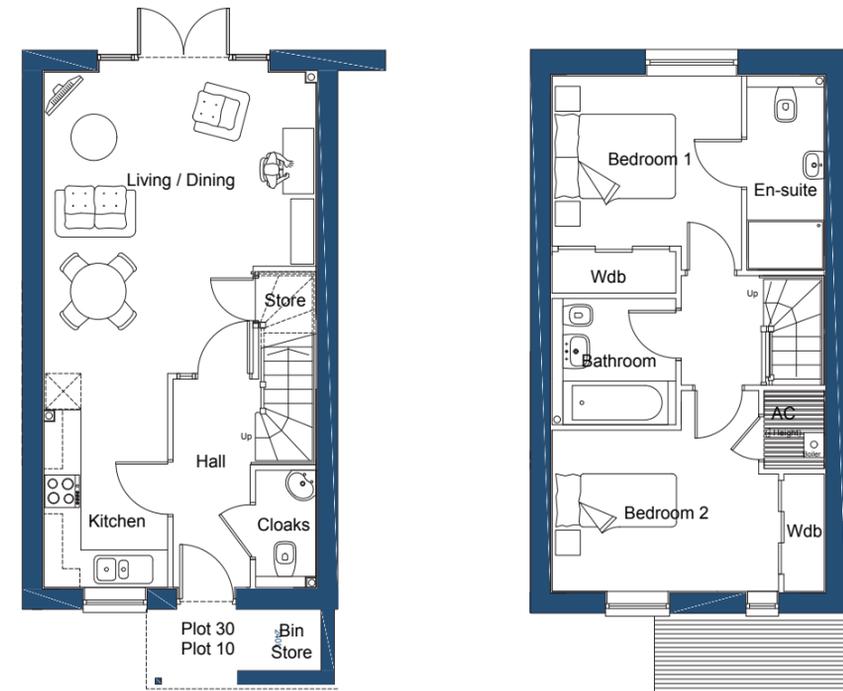
PLOTS: 120, 122, 123, 125, 127, 128, 129 & 130



# BRACKENDALE



PLOTS: 120, 122, 123, 125, 127, 128, 129 & 130



Please see the original architects plans with Bradleys Estate Agents before reserving as some floor plans will be handed to either the right or the left.

**GROUND FLOOR**  
**Lounge / Diner**  
 4.7m red 3.1m x 4.3m red 3.2m  
 15'5" red 10'2" x 14'1" red 10'6"  
**Kitchen Area**  
 3.3m x 1.9m  
 10'9" x 6'2"

**FIRST FLOOR**  
**Master Bedroom**  
 3m (excl wardrobe) x 2.6m  
 9'10" (excl wardrobe) x 8'6"  
**Bedroom Two**  
 3.1m x 2.5m (excl wardrobe)  
 10'2" x 8'2" (excl wardrobe)

A spacious cottage style 2-bedroom home with en suite to master bedroom and large open plan ground floor living space.



Contact the Selling Agent:  
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 Tel: 01837 514040  
 Email: okehampton@beagroup.co.uk  
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# KEATS



PLOTS: 119, 121, 124 & 126

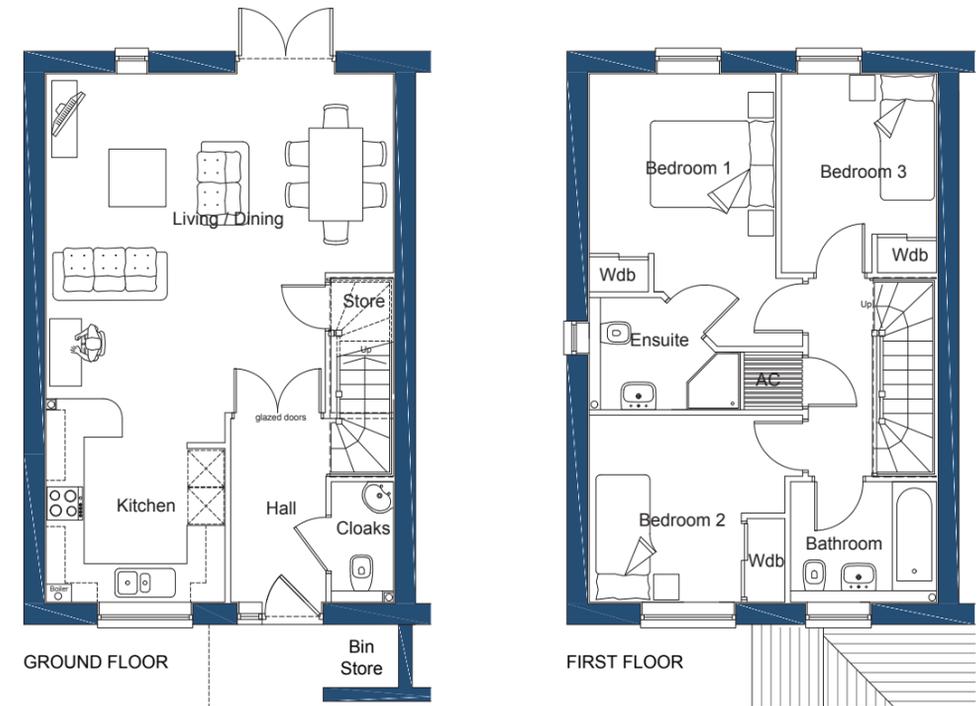


**A handsome 3-bedroom, 2-bathroom village style home with a creative open plan feel to the ground floor.**

# KEATS



PLOTS: 119, 121, 124 & 126



**Please see the original architects plans with Bradleys Estate Agents before reserving as some floor plans will be handed to either the right or the left.**

**GROUND FLOOR**  
**Lounge / Diner**  
4.9m red 3m x 5.35m red 4.3m  
16'0" red 9'10" x 17'6" red 14'1"  
**Kitchen Area**  
3.1m x 2.7m  
10'2" x 8'10"

**FIRST FLOOR**  
**Master Bedroom**  
4.1m red 3.3m (incl wardrobe) x 2.85m max  
13'5" red 10'9" (incl wardrobe) x 9'4" max  
**Bedroom Two**  
3m x 2.85m (incl wardrobe)  
9'10" x 9'4" (incl wardrobe)  
**Bedroom Three**  
3m x 2.3m (incl wardrobe)  
9'10" x 7'6" (incl wardrobe)



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# LOVERING



PLOTS: 131 & 134

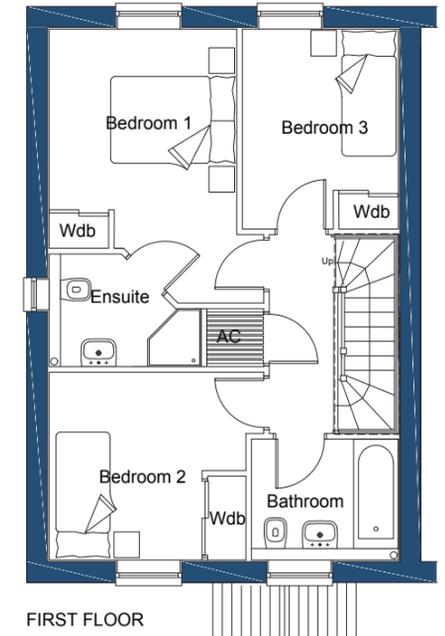
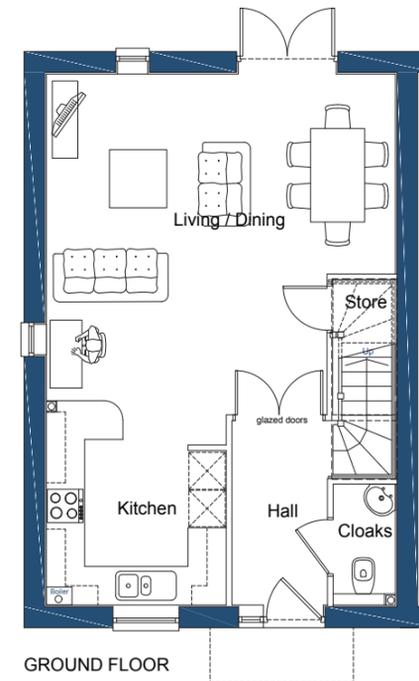


The detached version of this house type with garage, en suite to master bedroom and a spacious feel throughout.

# LOVERING



PLOTS: 131 & 134



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**GROUND FLOOR**  
Lounge / Diner  
4.9m red 3m x 5.35m red 4.3m  
16'0" red 9'10" x 17'6" red 14'1"  
Kitchen Area  
3.1m x 2.7m  
10'2" x 8'10"

**FIRST FLOOR**  
Master Bedroom  
4.1m red 3.3m (incl wardrobe) x 2.85m max  
13'5" red 10'9" (incl wardrobe) x 9'4" max  
Bedroom Two  
3m x 2.85m (incl wardrobe)  
9'10" x 9'4" (incl wardrobe)  
Bedroom Three  
3m x 2.3m (incl wardrobe)  
9'10" x 7'6" (incl wardrobe)



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# TENNYSON



PLOT: 133

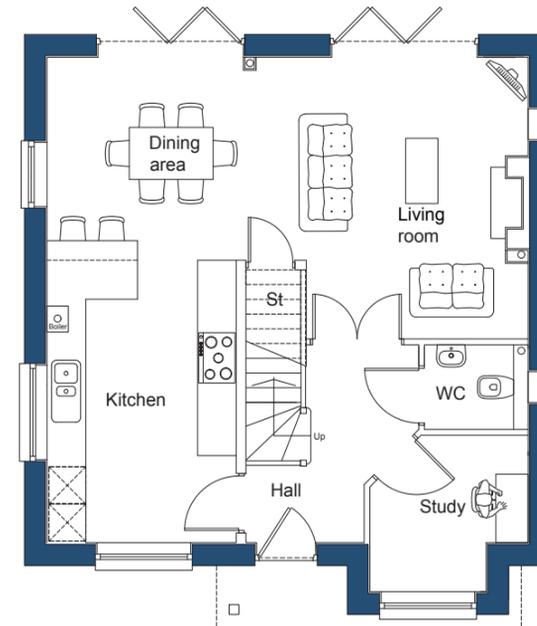


**An Architect designed imposing 4-bedroom detached family home with study, en suite to master bedroom and attached garage.**

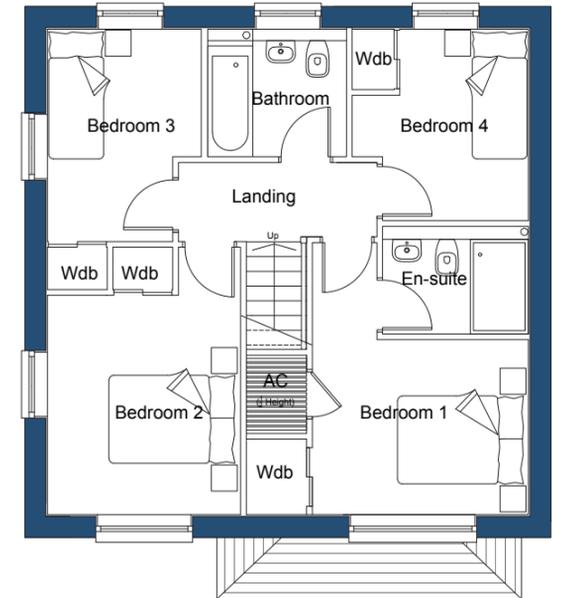
# TENNYSON



PLOT: 133



GROUND FLOOR



FIRST FLOOR

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**GROUND FLOOR**  
**Living Room**  
 4.25m x 3.3m  
 13'11" x 10'9"  
**Kitchen / Dining Area**  
 7.3m x 3.7m red 2.85m into kitchen area  
 23'11" x 12'1" red 9'4" into kitchen area  
**Study**  
 2.3m into bay window x 2.4m  
 7'6" into bay window x 7'10"

**FIRST FLOOR**  
**Master Bedroom**  
 3.4m (excl wardrobe) x 2.65m  
 11'1" (excl wardrobe) x 8'8"  
**Bedroom Two**  
 3.3m x 2.9m (excl wardrobe)  
 10'9" x 9'6" (excl wardrobe)  
**Bedroom Three**  
 3.2m (excl wardrobe) x 2.3m max  
 10'6" (excl wardrobe) x 7'6" max  
**Bedroom Four**  
 2.8m x 2.65m max  
 9'2" x 8'8" max



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# WORDSWORTH



PLOT: 132



**A pretty yet spacious 2-bedroom house  
with en suite to the master bedroom.  
Fitted wardrobes to both bedrooms.**

# WORDSWORTH



PLOT: 132



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plans will be handed to either the  
right or the left.**

**GROUND FLOOR**

**Living / Dining**  
2.3m red 3.1m x 4.3m red 3.2m  
7'6" red 10'2" x 14'1" red 10'6"  
**Kitchen**  
3.3m x 1.9m  
10'9" x 6'2"

**FIRST FLOOR**

**Master Bedroom**  
3m (excl wardrobe) x 2.6m  
9'10" (excl wardrobe) x 8'6"  
**Bedroom Two**  
3.1m x 2.6m (excl wardrobe)  
10'2" x 8'6" (excl wardrobe)



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# DEVELOPMENT LAYOUT



**KEATS**

Plots 119, 121, 124 & 126  
3 bedroom end terrace house with ensuite.



**TENNYSON**

Plots 133  
4 bedroom house with ensuite.



**BRACKENDALE**

Plots 97, 120, 122, 123, 125, 127-130  
2 bedroom terrace house with en suite.



**LOVERING**

Plots 131 & 134  
3 bedroom house with en suite.



**WORDSWORTH**

Plots 132  
3 bedroom semi detached house with en suite.



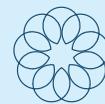


#### How to find us

From the A30 main exit for Okehampton follow the main B3260 into Okehampton. After approx. 1.6 miles turn right at the traffic lights onto Barton Road (B3215 Crediton Road) Continue on this road for 0.7 of a mile and look out for the Abbeyford Vale development on the left hand side just before leaving the town.

SAT NAV - EX20 1FW

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**ABBEYFORD  
 VALE**

A development by

