



# CRESCENT

LIVING LIFE ON THE EDGE

# BE GRAVITATED



**GRAVI-TATE (GRV-TAIT)**  
intr.v. gravi-tated, gravi-tating, gravi-tates

1. To be attracted by or as if by an irresistible force:



## An overview of Crescent.

Daracombe House is set in Daracombe Park, three acres of serene private grounds.

Daracombe Park is conveniently located on the western fringe of Newton Abbot within the highly sought after village of Highweek.

With the entrance via electronic gates, intercom linked to the properties, Daracombe Park benefits from privacy and excellent security. When you are at home, you would hardly know you are on the edge of a thriving village.



### SOL

Five bedroom detached house offering flexible space designed for 21st century living. The huge plus point of this house is the vast double roof terrace and corner plot garden.

### TERRA

This detached property provides a wide sunny garden and free flowing internal space. Terra has four double bedrooms, two en-suite shower rooms and a family bathroom.

### ORBIS

This property is sold.

### LUNA

As the end property in The Crescent, Luna is directly next to the Victorian stone-built Daracombe House, giving a beautiful contemporary contrast that softens the clean sharp edges of the modern architecture.



Step inside and prepare to be surprised. The impact is instant...



Situated between Daracombe House and The Walled Garden, Crescent is formed around a stunning Copper Beech tree where the architecture is softened by natural surroundings. The tree forms an impressive focal point for the properties, with the new access road sweeping around to serve each driveway.

The four 4 and 5 bedroom homes are exceptionally designed over three floors and will each benefit from an extremely generous living space abundant in light.

These individual homes consist an integral garage, rear garden area and a substantial roof terrace with spectacular far reaching views towards Haytor and Dartmoor.



21<sup>ST</sup> CENTURY DESIGN TO ACCOMMODATE MODERN LIVING



YOUR KITCHEN, THE HEART OF THE HOME

Sit on the roof terrace and muse.



Sleek and sophisticated, each home at Crescent is well designed with versatile accommodation to fit with your lifestyle needs, whether that's as a large family needing individual space or simply kicking back and entertaining friends.

With a medley of dining areas, one can equally dine inside or out, on the south facing balcony, in the garden, or on the roof terrace whilst taking in the country setting by day or stargazing at night.

Crescent offers generous, free-flowing space with; stylish high gloss kitchens with granite work surfaces, integrated appliances, and bi-folding doors that lead to the garden, spacious sitting rooms with a balcony, four or five-bedrooms including a master bedroom complete with dressing room and en-suite, additional shower room and family bathroom, integrated garage and store room perfect for a games room, cinema or gym, and the highlight of the house, a sunny roof garden.

Smartly equipped with  
minimal maintenance.



This is your living space. With a superb specification as standard including stunning quality kitchens and bathrooms finished to the very highest standard.

- Fitted Mayflower kitchens with granite work surfaces and integrated appliances
- Underfloor heating throughout
- Modern bathrooms incorporating Laufen sanitaryware with towel warmers in all bathrooms and en-suites
- Gas central heating
- Powder coated aluminium double glazed windows
- Roof terraces finished with an area of both patio and Sedum
- Internal Oak veneer doors with satin chrome ironmongery
- Turfed rear garden
- Integrated garage/storage
- Stainless steel and glass balconies
- Brick paved driveways
- NHBC 10 year warranty
- Located within a secure gated development

Main Image: Bright and airy interiors  
Top image: Bathroom



FUSING THE HOME AND GARDEN TOGETHER

Whichever direction you take, Crescent is an excellent base for getting out and around in Devon and the South West.



(with its rivers, golf courses etc) and nearby Dartmoor National Park. For walkers this area is second to none. With wonderful beaches, breathtaking coastal walks, rugged moorland, rolling hills and thatched cottages, the area is undeniably one of the most beautiful areas in the country.

The traditional seaside resorts of Teignmouth and Shaldon are a short distance away and offer fine beaches and sailing. Slightly further afield are the stunning South Hams, an area of outstanding natural beauty and fascinating harbour towns and villages such as Dartmouth and Salcombe.



Highweek Village is situated north west of Newton Abbot town centre and is serviced by nearby amenities including a local shop, a popular inn and a picturesque church.

Highweek still retains the atmosphere of a village, yet the centre of the market town is approximately one mile away. Newton Abbot has a thriving town centre with a range of both local and national shops, a weekly market, sports centre, cinema and a mainline station which connects to Paddington.

The A380 provides access to both the English Riviera, and the M5 motorway near the Cathedral City of Exeter, which also has its own International airport. Exeter is just half an hour away by car and offers excellent shopping, and award winning restaurants. Heading south, the city of Plymouth offers a rich maritime history and all the benefits one would expect of a major city.

Highweek makes an ideal place for pursuing leisure interests along the glorious South Devon coastline, the surrounding countryside



DEVON - A UNIQUE AND BREATHTAKING TREASURE

**SOL**

(PLOT 1)

**LOWER GROUND FLOOR**

Study/Bed 5	3.43m x 4.98m	11'2" x 16'3"
Garage	5.6m x 2.64m	18'4" x 8'8"
Storage	6.77m x 5.73m	22'2" x 18'9"

**GROUND FLOOR**

Sitting Room	6.78m x 4.98m	22'2" x 16'3"
Kitchen/Diner	6.78m x 3.58m	22'2" x 11'8"
Utility	2.25m x 2.09m	7'4" x 6'10"
WC	1.72m x 1.48m	5'7" x 4'10"

**FIRST FLOOR**

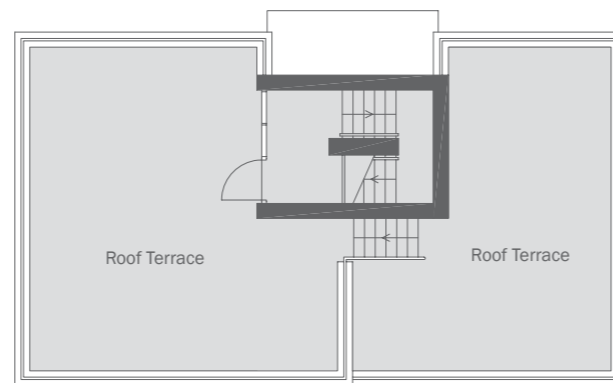
Master Bed	3.99m x 4.98m	13'1" x 16'3"
En-Suite	2.27m x 2.32m	7'5" x 7'7"
Bedroom 2	3.99m x 3.58m	13'1" x 11'8"
Bedroom 3	2.67m x 4.98m	8'9" x 16'3"
Bedroom 4	2.67m x 3.57m	8'9" x 11'8"
Bathroom	2.09m x 1.97m	6'10" x 6'5"

**SECOND FLOOR**

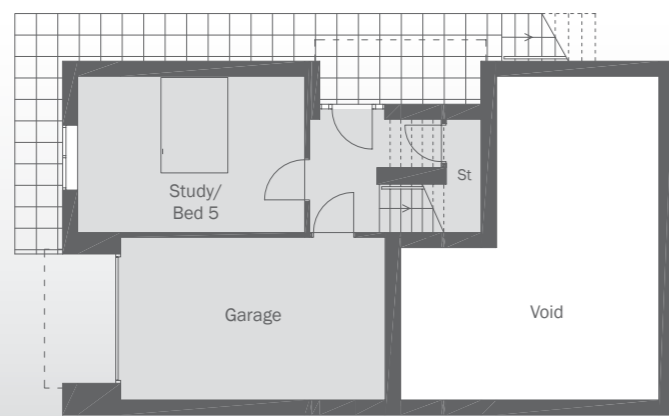
Roof Terrace	12.42m x 6.92m	40'8" x 22'8"
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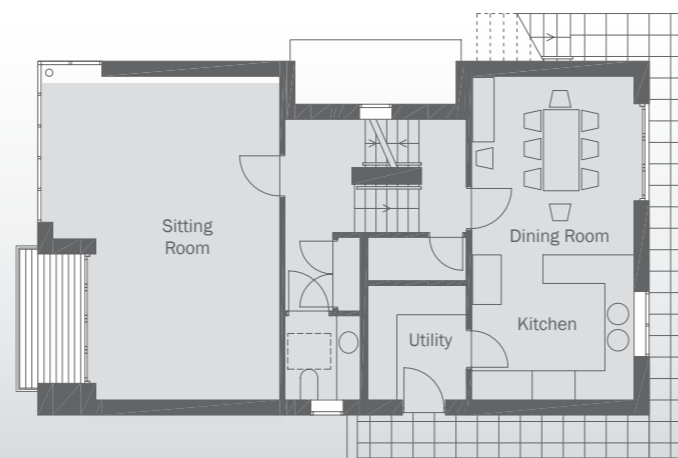
FIRST FLOOR



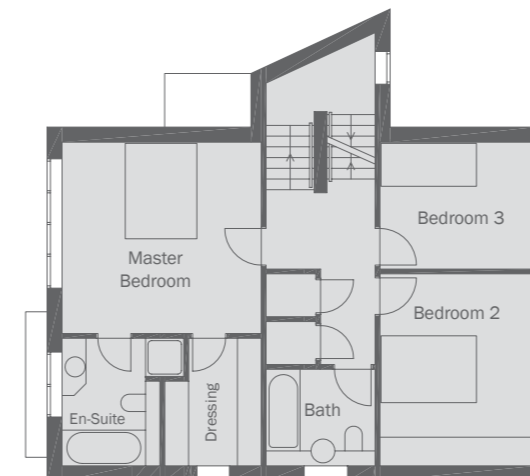
SECOND FLOOR



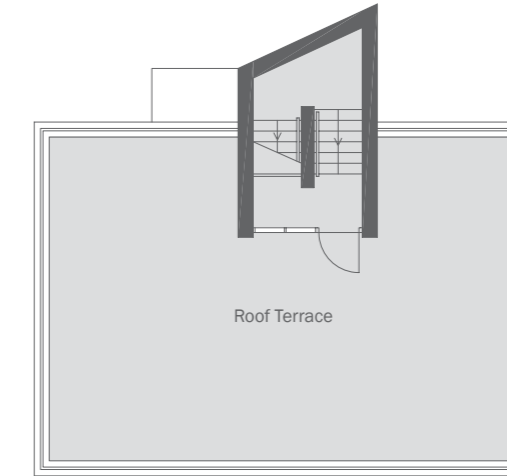
LOWER GROUND FLOOR



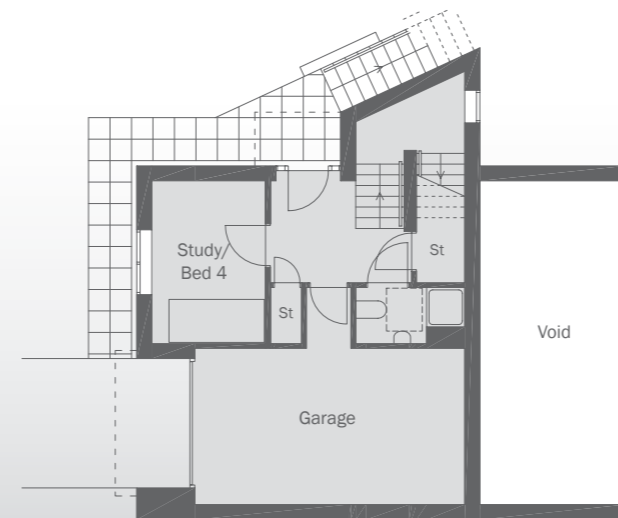
GROUND FLOOR



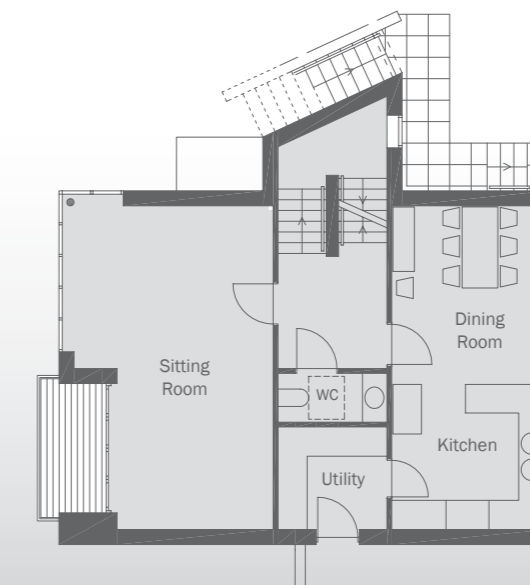
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

**TERRA, ORBIS & LUNA**

(PLOTS 2, 3 & 4)

**LOWER GROUND FLOOR**

Study/Bed 4	2.34m x 3.63m	7'8" x 11'11"
WC	0.97m x 2.47m	3'3" x 8'1"
Garage	5.99m x 3.18m	19'8" x 10'4"
Storage	3.54m x 6.97m	11'7" x 22'10"

**GROUND FLOOR**

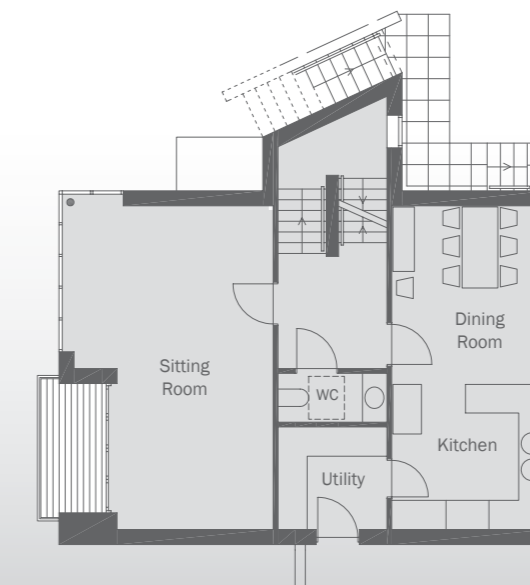
Sitting Room	6.97m x 4.23m	22'10" x 13'9"
Kitchen/Diner	6.97m x 3.28m	22'10" x 10'8"
Utility	2.48m x 2.12m	8'1" x 6'11"

**FIRST FLOOR**

Master Bed	4.23m x 4.19m	13'11" x 13'8"
En-Suite	2.67m x 2.06m	8'8" x 6'8"
Dressing Room	2.67m x 2.06m	8'8" x 6'8"
Bedroom 2	4.09m x 3.28m	13'4" x 10'8"
Bedroom 3	2.77m x 3.28m	9'0" x 10'8"
Bathroom	1.97m x 2.47m	6'5" x 8'1"

**SECOND FLOOR**

Roof Terrace	10.17m x 6.92m	33'3" x 22'8"
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GROUND FLOOR

## Location and Directions.



### SatNav Postcode: TQ12 1RW

#### From the M5 Motorway

At junction 31 at the end of the M5 motorway, continue onto the A38 (Devon Expressway). As the Expressway splits stay in the right hand lanes to proceed on the A38. Continue for approximately 9 miles, and exit at Drumbridges roundabout.

Take the first exit onto the A382 (signposted Newton Abbot). Continue for approximately 2 miles then turn right onto Ringslade Road. After half a mile turn right into Highweek Village and continue into Mile End Road. Turn right into Daracombe Park, enter through the stone pillars and continue round to your left where Crescent will be found on your right hand side.

#### From Plymouth

Leave Plymouth on the A38 towards Exeter and continue for approximately 26 miles. At Goodstone Junction branch left and merge onto the A383 (Signposted Newton Abbot). Continue for 4 miles and then turn left onto Mile End Road. Turn left into Daracombe Park, enter through the stone pillars and continue round to your left where Crescent will be found on your right hand side.







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