



Waterleat Gardens

NEWTON POPPLEFORD





Quality Homes built by quality local people

**Since 2012,
Hembury Homes has been designing
practical, stylish and charming
neighbourhoods that reflect our
approach to home building**

Rooted in the South West and proud to call it home, our team is committed to creating high-quality homes that reflect the character and beauty of this remarkable region. Our portfolio of successful developments is built on the depth of our expertise and the care we bring to every project. Together, we share a clear ambition: to deliver high-quality homes that people can enjoy and treasure for many years to come.

Site information

About Waterleat Gardens

A stunning development of just nine 2 and 3 bedroom homes.

Waterleat Gardens is perfectly positioned in the centre of the village of Newton Poppleford and ideally located between the vibrant city of Exeter and the charming coastal town of Sidmouth. Designed with style, comfort and practicality in mind, each property features an attractive mix of render and traditional brickwork, creating a balance of contemporary design with timeless appeal.

Every home sits within a generous plot, offering private outdoor space, designated parking and an electric car charger as standard. Inside, the focus on energy efficiency is clear: Photovoltaic panels and Air Source Heat Pumps help keep running costs low, making these homes an excellent choice for those seeking modern, sustainable living.

Built to the latest high standards and our commitment to excellence, Waterleat Gardens provides peace of mind with a 10-year LABC warranty—covering the first two years with Hembury Homes and a further eight years with the warranty provider.

Despite its enviable village setting, the development offers superb access to local amenities, with excellent transport links connecting residents to both Exeter's cultural attractions and Sidmouth's beautiful coastline. Shops, dining, leisure facilities and healthcare services are all within easy reach, making this an ideal location for convenient, well-connected living. In addition, the A30 and M5 provide swift connections throughout the South West and beyond and Exeter International Airport is just 15 minutes away.



Waterleat Gardens brings together thoughtful design with elegant finishes, energy-efficient technology and an enviable location—an exceptional opportunity for buyers seeking a high-quality home in one of East Devon's most desirable areas.

Right:
Leading to Waterleat Gardens

Site Map



Plot key			
●	Woodbury	2 Bed	Plot 1, 2, 3, 4
●	Blackbury	3 Bed	Plot 5, 9
●	Musbury	3 Bed	Plot 6, 8
●	Hawkesdown	2 Bed	Plot 7

The site plan is for identification purposes only and is not to scale. All prospective purchasers should note that the site plan is solely intended for your guidance and assistance. Nothing contained therein should be a statement of fact or representation of warranty. The site plan should not be relied upon in any way.

Ariel view of Waterleat Gardens



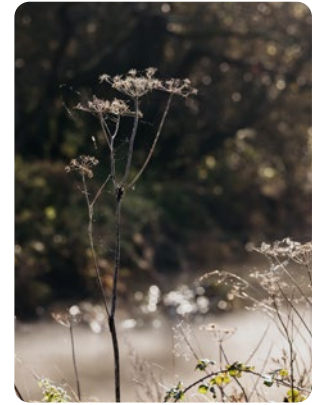
Site information

About Newton Poppleford

This charming Devon village offers a relaxed and rural way of life.

Situated within the sought-after *Otter Valley* and on the edge of the *East Devon Area of Outstanding Natural Beauty*, Newton Poppleford presents an outstanding opportunity for those seeking a well-connected village location with strong community appeal. Combining attractive countryside surroundings, proximity to the *Jurassic Coast*, and convenient access to Exeter, the village offers an enviable balance of rural tranquillity and modern practicality.

Newton Poppleford enjoys a strategic position between the coastal town of Sidmouth and the regional centre of Exeter, providing residents with excellent road links and reliable public transport connections to surrounding towns and employment hubs. This accessibility makes the village particularly appealing to commuters and remote workers who value a peaceful home environment without sacrificing convenience. Its location also places the South West's coastline, countryside, and cultural centres within easy reach, enhancing the village's appeal for those seeking a varied and well-connected lifestyle.



Above: Abundant nature

Left: The High Street

Below: The church





Above: *The High Street*

Right: *Footpaths nearby*

Far right: *Local walks*

The village itself is well established and offers a strong sense of identity. A well-regarded village shop, a popular public house, and a modern village hall contribute to a practical and welcoming environment. Recreational facilities, including playing fields and attractive riverside walks, further enhance the quality of life for residents and create a setting that feels both settled and vibrant.





Left: Beautiful riverside walks

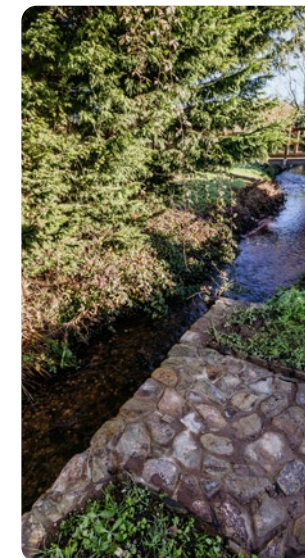
Below left: Surrounded by picturesque towns

Families are particularly drawn to Newton Poppleford due to the presence of Newton Poppleford Primary School, which enjoys a positive reputation and plays a central role in village life. A choice of respected secondary schools and colleges in Sidmouth, Ottery St Mary, and Exeter ensures that families have access to a broad range of educational options, making the village a practical and appealing base for those with children.



One of the most compelling aspects of Newton Poppleford is its immediate access to outstanding natural landscapes. The River Otter runs close to the village, offering scenic walking routes and opportunities to enjoy abundant local wildlife. Nearby Woodbury Common provides vast expanses of heathland ideal for walking, cycling, and outdoor pursuits, while the *Jurassic Coast*—designated a UNESCO World Heritage Site—is only a short drive away. These surroundings contribute significantly to the village's desirability, offering residents a lifestyle enriched by nature and outdoor recreation.

Life in Newton Poppleford is characterised by a relaxed pace, supported by a cohesive and active community. The village offers an appealing blend of rural charm, practical amenities, and excellent access to wider Devon, making it a highly attractive location for those seeking a long-term home in East Devon.



Above Back Brook

Below: St. Luke's Church





the
Houses

● Plots 1, 2, 3 & 4

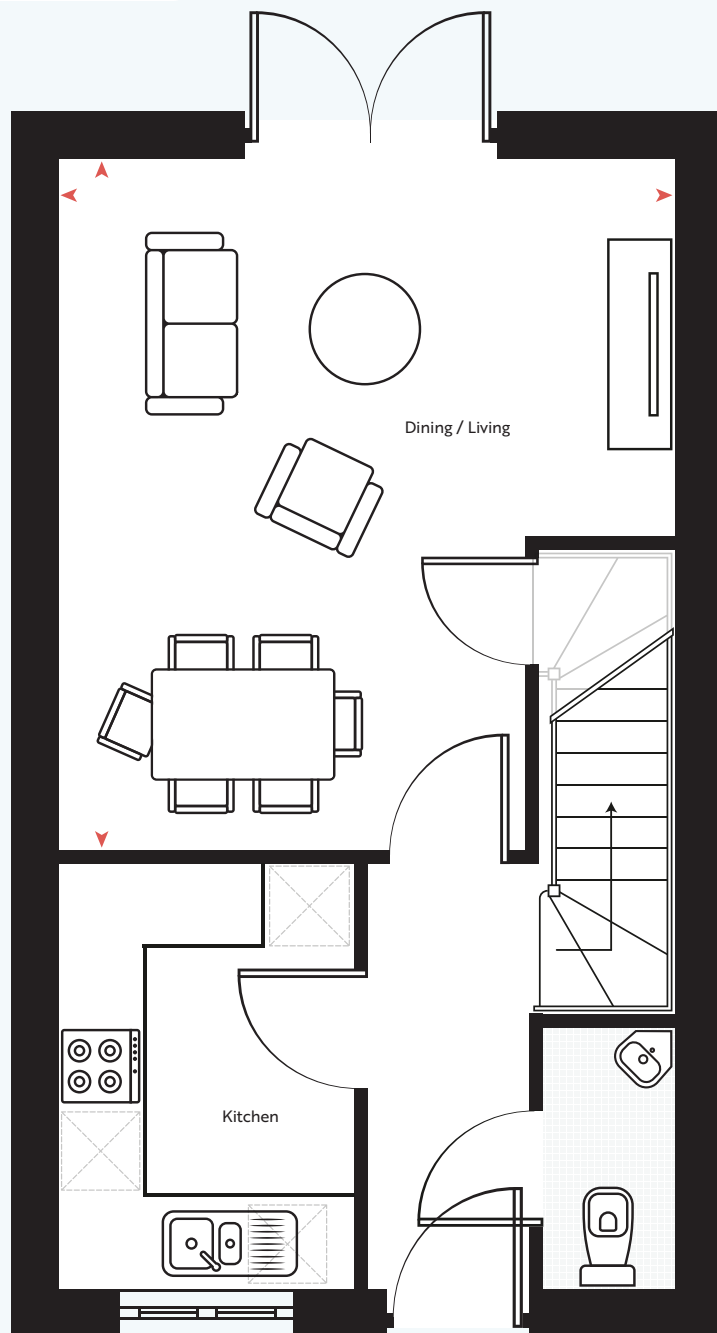
 Woodbury

A 2 bedroom semi detached house

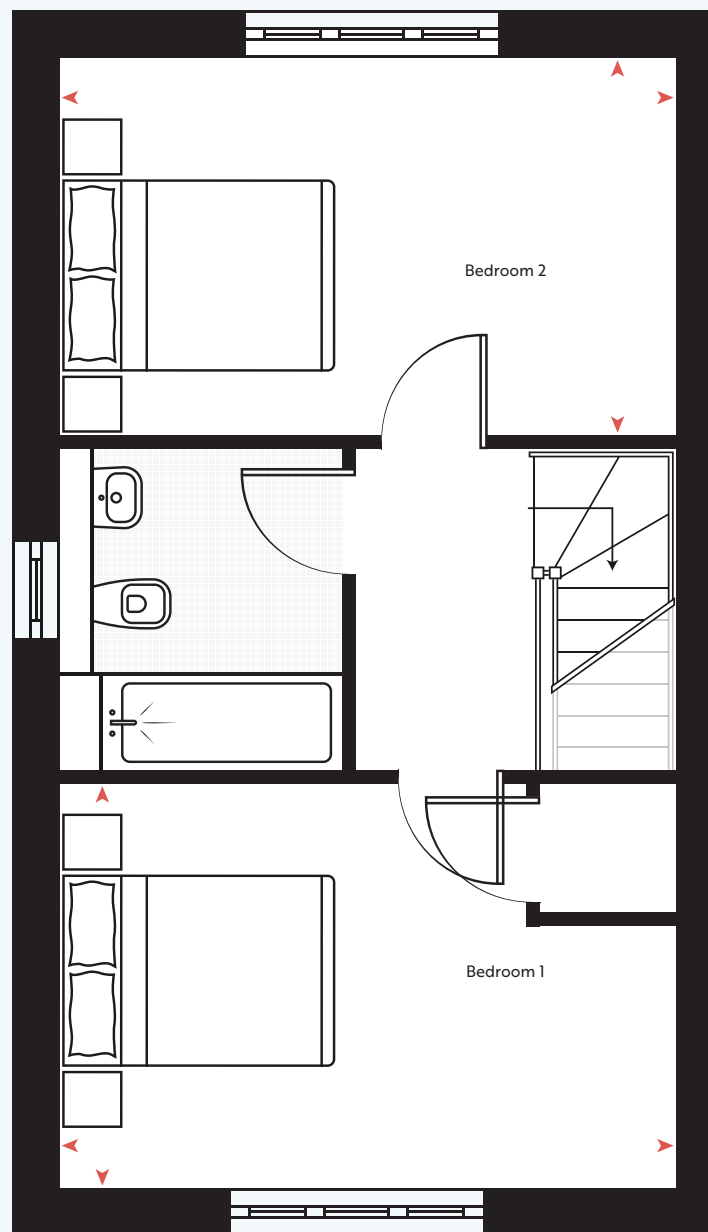


Image: (L-R) shows plots 1, 2, 3, 4 Woodbury

● Plots 1, 2, 3 & 4 Ground



● Plots 1, 2, 3 & 4 First



Woodbury

First Floor

Bedroom 1
4420mm* x 2890mm*
14'6"* x 9'6"*

Bedroom 2
4420mm* x 2687mm*
14'6"* x 8'9"*

* denotes max dimension

Ground Floor

Dining / Living
4420mm* x 4939mm*
14'6"* x 16'2"*

Kitchen
2150mm* x 3075mm*
7'0"* x 10'1"*

* denotes max dimension

Notes

Plots 2 & 4 Handed

Gross internal area:
71.4 m²
768 ft²

● Plots 5 & 9

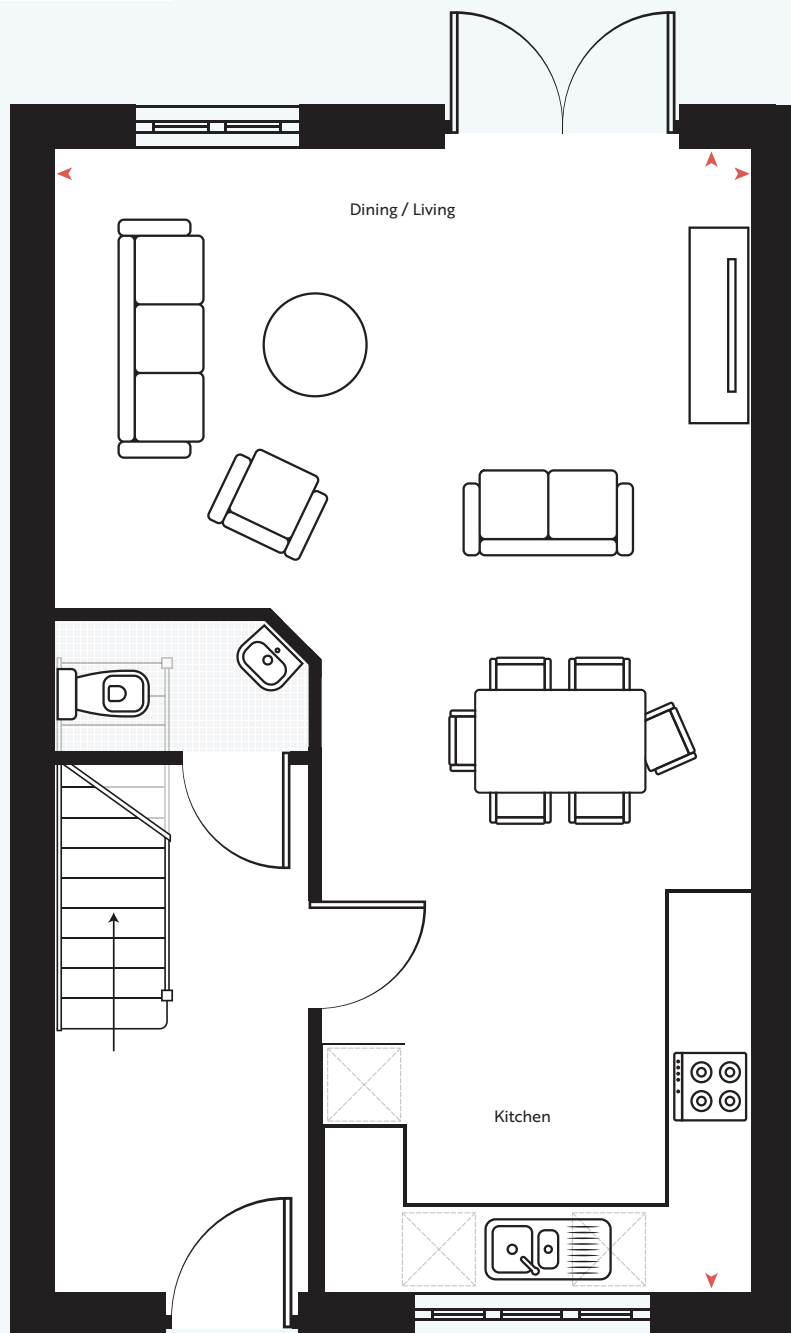
 **Blackbury**

A 3 bedroom house with ensuite and open plan ground floor living

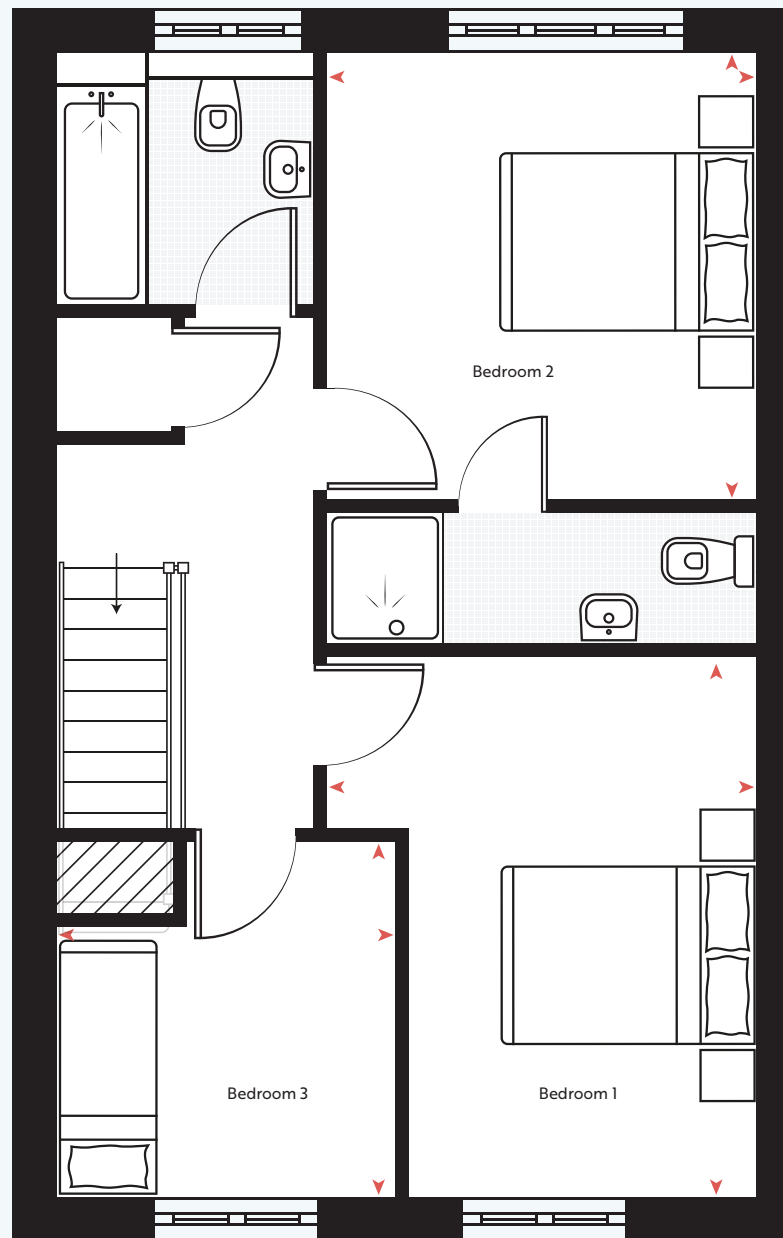


Image: (L-R) shows plots 7, 6, 5 **Blackbury**

● Plots 5 & 9 Ground



● Plots 5 & 9 First



Blackbury

First Floor

Bedroom 1
3289mm* x 4122mm*
10'9"* x 13'6"*

Bedroom 2
3289mm* x 3426mm*
10'9"* x 11'3"*

Bedroom 3
2599mm* x 2712mm*
8'6"* x 8'10"*

* denotes max dimension

Ground Floor

Kitchen / Dining / Living
5340mm* x 8740mm*
17'6"* x 28'8"*

* denotes max dimension

Notes

Plot 9 Handed

Gross internal area:
93.5 m²
1006 ft²

● Plots 6 & 8

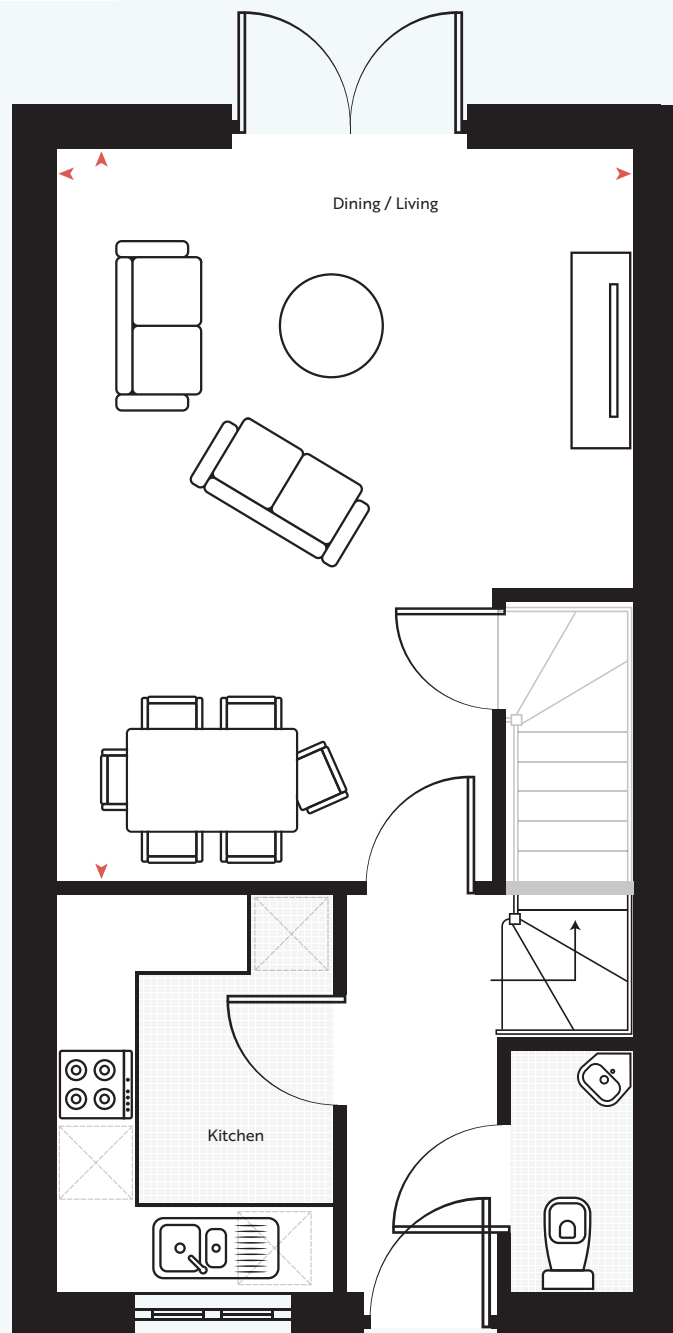
 Musbury

A 3 bedroom house with ensuite with separated living spaces on the ground floor

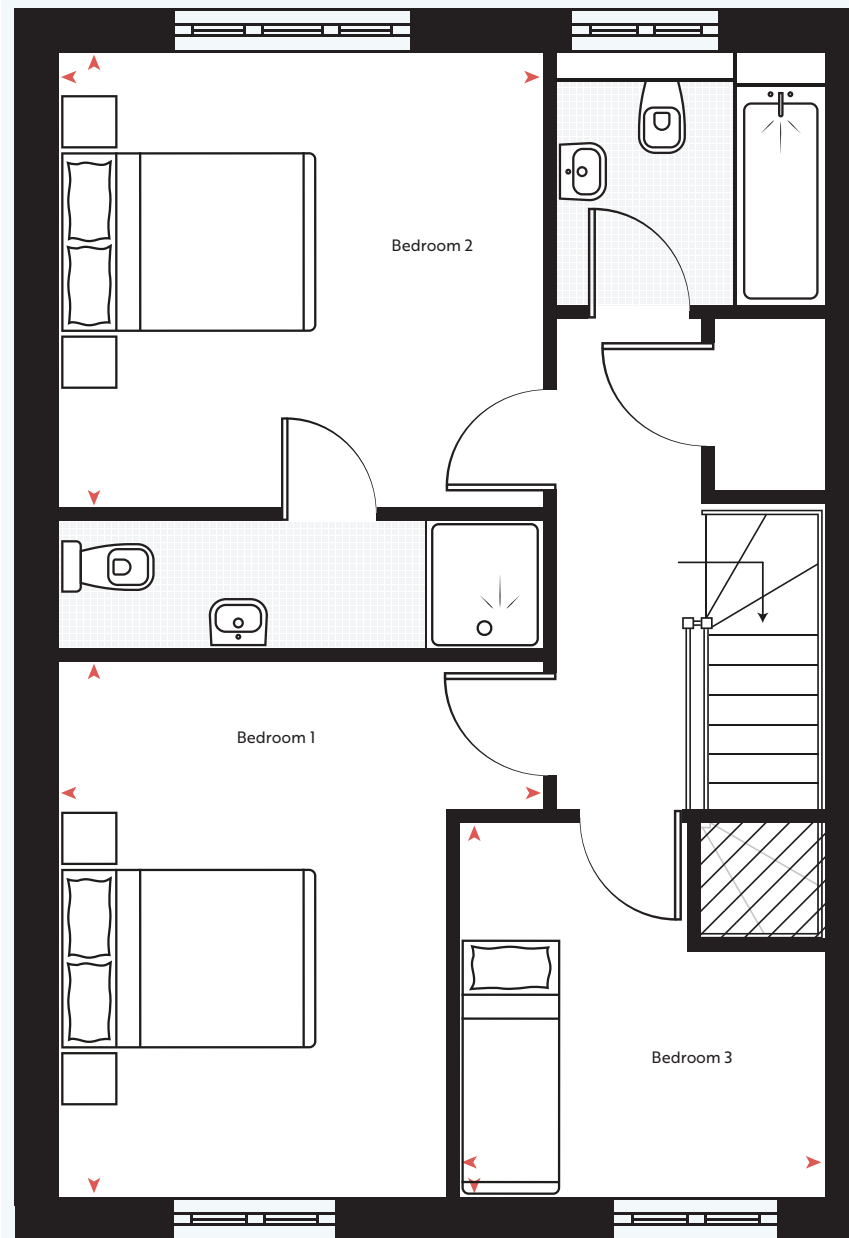


Image: (L-R) shows plots 9, 8 Musbury, 7

● Plots 6 & 8 Ground



● Plots 6 & 8 First



Musbury

First Floor

Bedroom 1
3709mm* x 4087mm*
12'3"* x 13'5"*

Bedroom 2
3709mm* x 3476mm*
12'2"* x 11'5"*

Bedroom 3
2809mm* x 2862mm*
9'3"* x 9'5"*

* denotes max dimension

Ground Floor

Dining / Living
4400mm* x 5614mm*
14'5"* x 18'5"*

Kitchen
2150mm* x 3075mm*
7'0"* x 10'0"*

* denotes max dimension

Notes

Plot 8 Handed

Gross internal area:
89.8 m²
967 ft²

● Plot 7

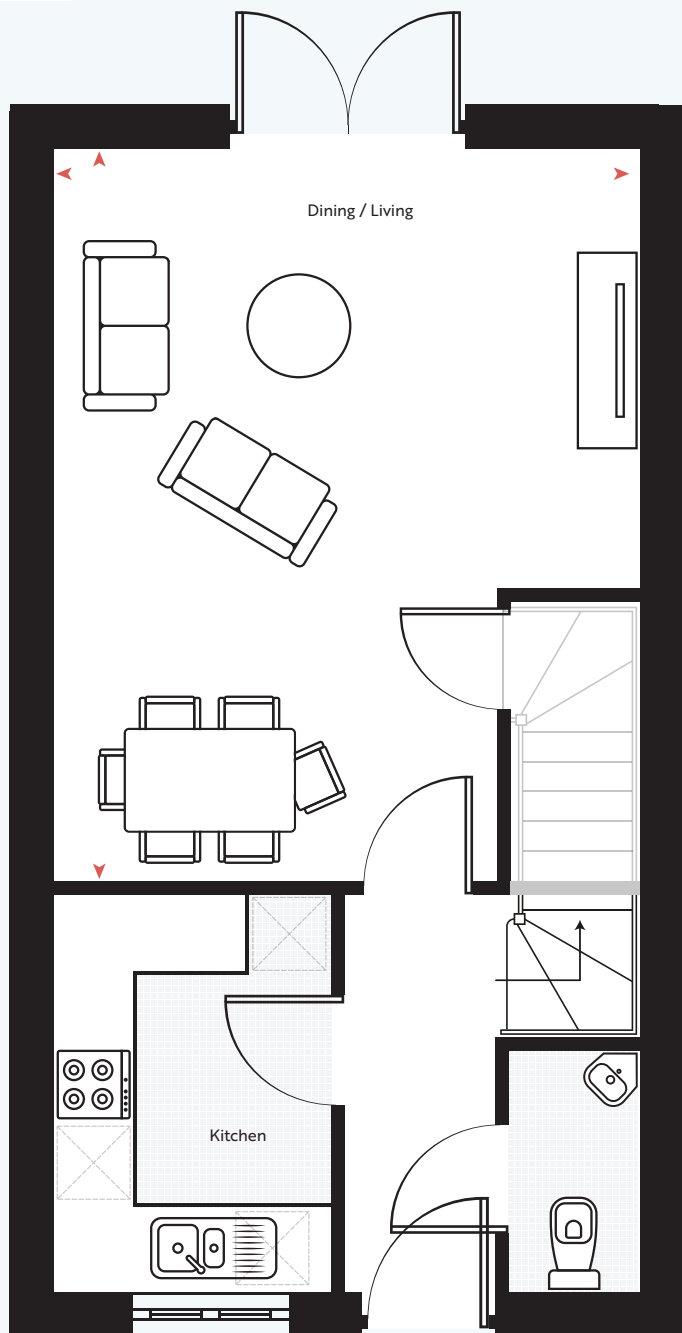
 **Hawkesdown**

A 2 bedroom terraced house

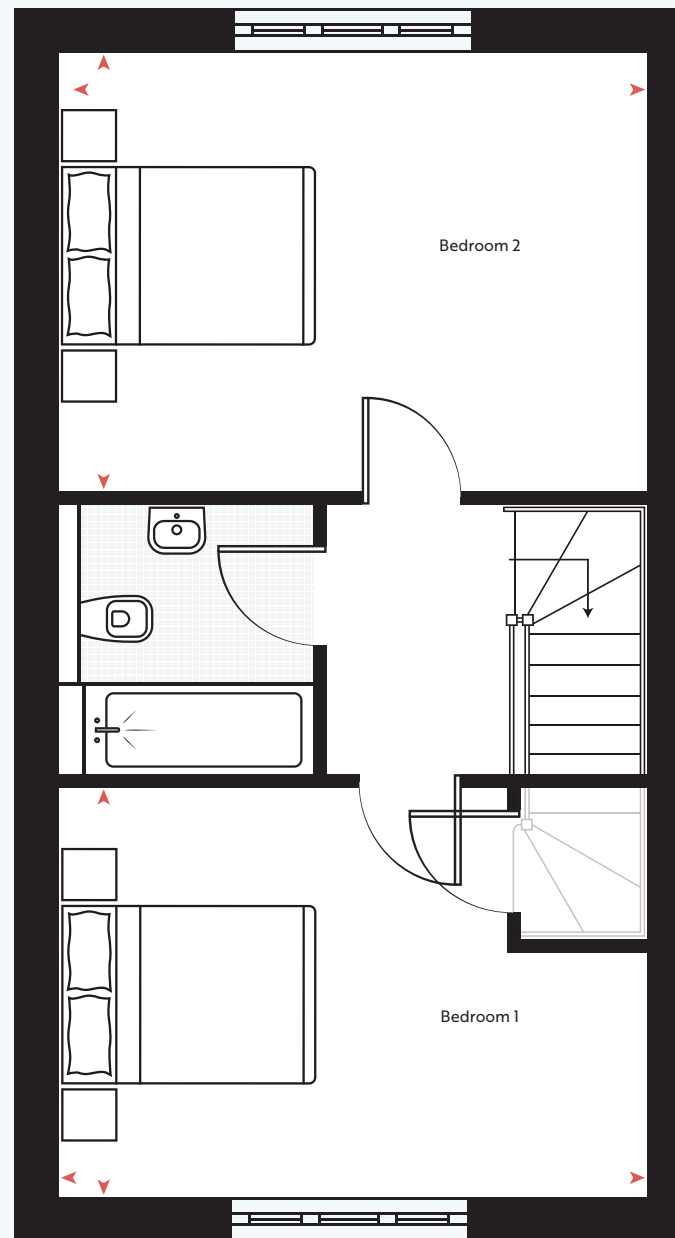


Image: (L-R) shows plots 8, **7 Hawksmore**, 6, 5

Plot 7 Ground



Plot 7 First



Hawkesdown

First Floor

Bedroom 1
4465mm* x 3125mm*
14'8"* x 10'3"*

Bedroom 2
4465mm* x 3360mm*
14'8"* x 11'0"*

* denotes max dimension

Ground Floor

Dining / Living
4400mm* x 5614mm*
14'5"* x 18'5"*

Kitchen
2150mm* x 3075mm*
7'0"* x 10'0"*

* denotes max dimension

Notes

Gross internal area:
78.2 m²
842 ft²



The
Details

Interiors

Quality as standard

Step inside and discover bright, spacious interiors designed to make an immediate impression. Quality finishes elevate every room, with oak internal doors and oak handrails adding a touch of refinement throughout. The living areas are perfectly suited to modern lifestyles, with large French doors creating a seamless connection to the outdoors and filling the space with natural light.

The kitchen has been thoughtfully planned as the true heart of the home. Sleek, contemporary cabinetry with soft-close doors and drawers to offer

both style and practicality. Generous storage ensures there's room for every culinary essential, making this a space that's as functional as it is beautiful.

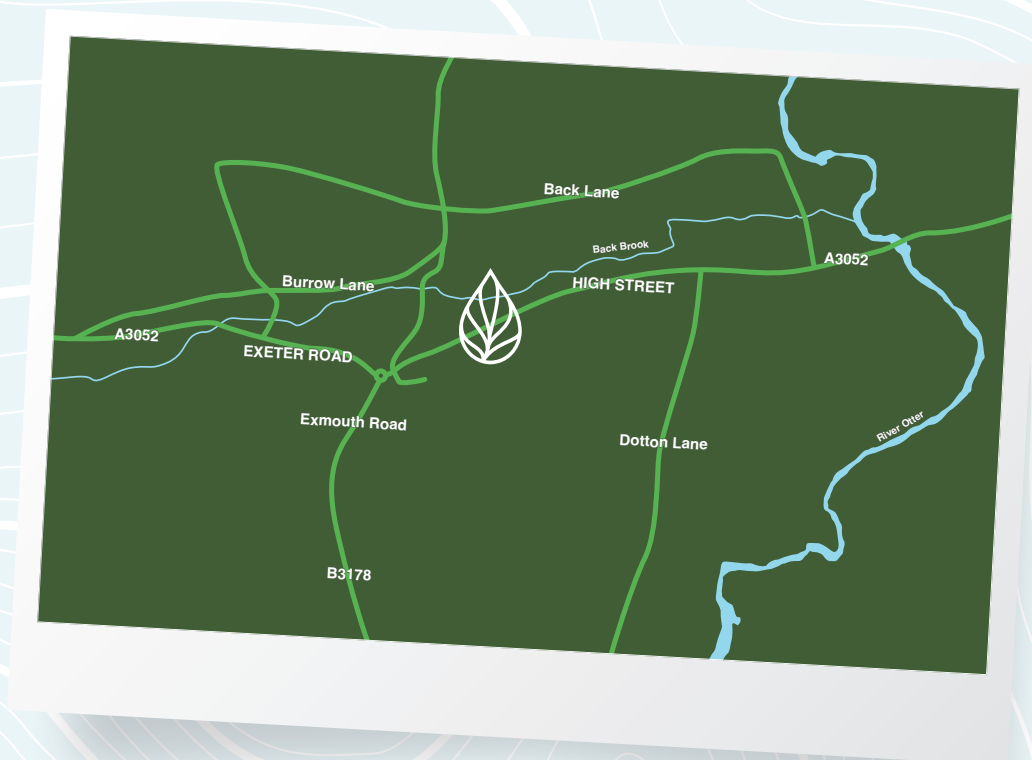
Every detail has been carefully considered, from the premium materials to the exceptional craftsmanship on display. The result is a home that blends luxury with everyday convenience, offering an inviting and versatile environment ideal for today's families.



Pictures: Examples of the quality finish in all of our fixtures and fittings throughout each property.



Location



Directions

How to get to Newton Poppleford

From Exeter and the M5

From Junction 30 of the M5, follow the signs for Sidmouth and join the A3052. This main road carries you eastwards; passing Clyst St Mary and Aylesbeare before leading directly into the village.

If you are travelling from Exeter city centre, head east along Heavitree Road and continue out of the city towards Clyst St Mary. From here, join the A3052 towards Sidmouth and follow the road until you reach Newton Poppleford. The journey typically takes around 20–30 minutes.

The A3052 brings you straight into the heart of Newton Poppleford. Continue over the roundabout on the A3052 and the entrance to Waterleat Gardens is just over 200 metres on your left.

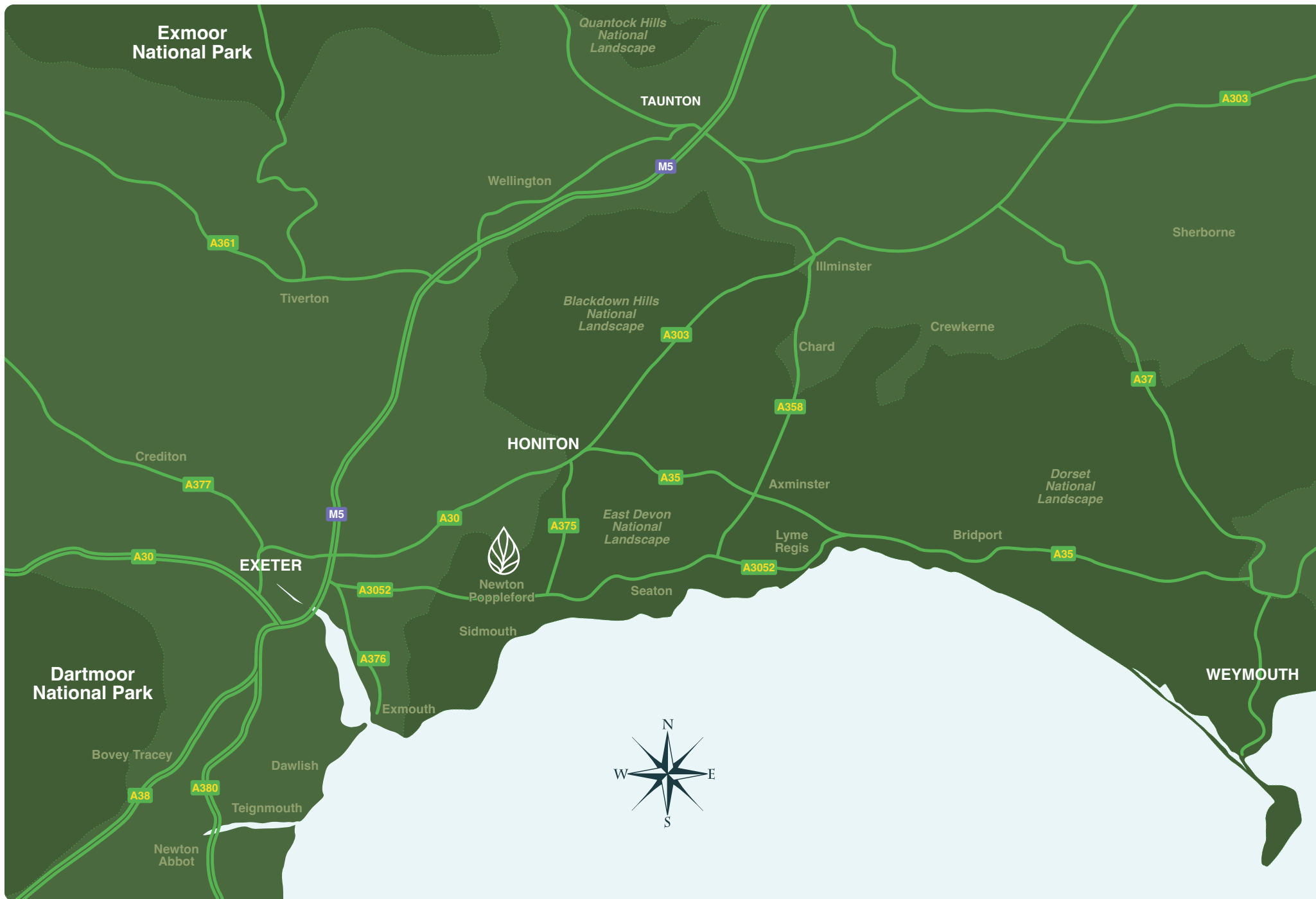
Sat Nav postcode: EX10 0DU



what3words

///visitor.permanent.hiked

Please note that traffic conditions and road closures can affect travel times, so it's always a good idea to check for any updates or use a GPS navigation system for real-time directions.



Specification

With a 10 year LABC warranty in place, homeowners can enjoy complete peace of mind, knowing their home is well protected. Every new home has been thoughtfully specified to deliver exceptional comfort, convenience and style. Modern layouts create bright, spacious interiors that maximise natural light and offer a wonderful sense of openness. Kitchens are designed to impress, featuring high-quality appliances, sleek worktops and generous storage—an ideal space for anyone who loves to cook. Bathrooms are finished to an equally high standard, with contemporary fittings and luxurious touches throughout.

● Plots 1, 2, 3 & 4 (2 bed)

● Plots 5 & 9 (3 bed)

● Plots 6 & 8 (3 bed)

● Plot 7 (2 bed)

Kitchen

	Plot 1-4	Plot 5, 9	Plot 6, 8	Plot 7
• Choice of kitchen door fronts from selected range ^	●	●	●	●
• Choice of 20mm laminate worktop and upstand from selected range ^	●	●	●	●
• 1.5 bowl stainless steel sink	●	●	●	●
• Integrated single oven ^	●	○	●	●
• Integrated double oven ^	○	●	○	○
• Electric hob	●	●	●	●
• Choice of glass splashback	●	●	●	●
• Space and plumbing for customer supplied dishwasher ^ (2 beds)	●	○	○	●
• Integrated Dishwasher	○	●	●	○
• Space for customer supplied fridge freezer ^	●	●	●	●
• Space and plumbing for customer supplied washing machine	●	●	●	●
• LED recessed spotlights	●	●	●	●
• Pelmet lighting	●	●	●	●

Bathroom

	Plot 1-4	Plot 5, 9	Plot 6, 8	Plot 7
• Modern white suite with chrome taps	●	●	●	●
• Thermostatic shower over bath	●	○	○	●
• Shaver point in white	●	●	●	●
• White Ladder style towel radiator	●	●	●	●
• Choice of wall tiles **	●	●	●	●

Optional Extras which can be offered

Kitchen: Integrated Fridge/Freezer | Integrated Dishwasher (Plots 1, 2, 3, 4 and 7) | Upgrade worktops to quartz

Bathroom / Ensuite / WC: Additional wall tiling | Upgrade tiles

General Interior: Additional sockets to all rooms | Various options of flooring | Smart heating controls

Exterior: External double socket | Outside tap | Additional patio slabs | Turfing

Energy-efficient windows, high standard insulation and air source heat pumps help maintain a comfortable environment all year round while keeping running costs low. Photovoltaic (PV) panels on every roof further enhance sustainability, capturing solar energy and converting it into clean, renewable electricity.

Ensuite

	Plot 1-4	Plot 5, 9	Plot 6, 8	Plot 7
• Modern white suite with chrome taps	○	●	●	○
• Thermostatic shower	○	●	●	○
• Shaver point in white	○	●	●	○
• White Ladder style towel radiator	○	●	●	○
• Choice of wall tiles **	○	●	●	○

General Interior

	Plot 1-4	Plot 5, 9	Plot 6, 8	Plot 7
• Internal oak style doors	●	●	●	●
• Secure front door with viewer, letterplate and security chain	●	●	●	●
• Air source Heat pump and white radiators with thermostatic valves	●	●	●	●
• White switches and sockets throughout	●	●	●	●
• Media Socket to lounge and master bedroom	●	●	●	●
• USB socket to kitchen and master bedroom	●	●	●	●
• Full fibre internet connection	●	●	●	●

External Features

	Plot 1-4	Plot 5, 9	Plot 6, 8	Plot 7
• Patio area	●	●	●	●
• Light to front door	●	●	●	●
• Photo Voltaic panels built into roof construction	●	●	●	●
• Electric Vehicle charging point	●	●	●	●

* for plot specific flooring and wall tile layouts please see the sales adviser

^ upgrade options available



Welcome
Home



JACKSON-STOPS

NEW HOMES EXETER

To register for advanced information,
contact marketing agents;

01392 229923

southwestnewhomes@jackson-stops.co.uk
10 Southernhay West, Exeter, Devon, EX1 1JG

 **hemburyhomes**



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