

The Buttercup



Four Bedroom House

This is a rare opportunity to purchase one of only five beautifully appointed 4 bedroom homes sitting in a small development located in the enviable and charming Devon village of Otterton. The Buttercup retains all of the best parts of traditional home building, with all of the modern conveniences you could wish for fitted as standard helping you to effortlessly enjoy your time in your new home.

The contemporary and spacious interior is complemented by the very best fittings and finishes making furnishing your home a delight. The open plan kitchen and dining area are enhanced by French doors, bathing the property in light and opening out onto a large terrace, great for Summer outdoor entertaining.

This highly sought-after village dates back to Saxon times offering an array of picturesque neighbouring, often thatched, cottages and is less than a mile from the beach at Ladram Bay. Within the village amenities include a primary school, pubs, hairdressers, village shop, church, village hall and restaurant in the oldest working mill in the country, making this home a good all round family location.

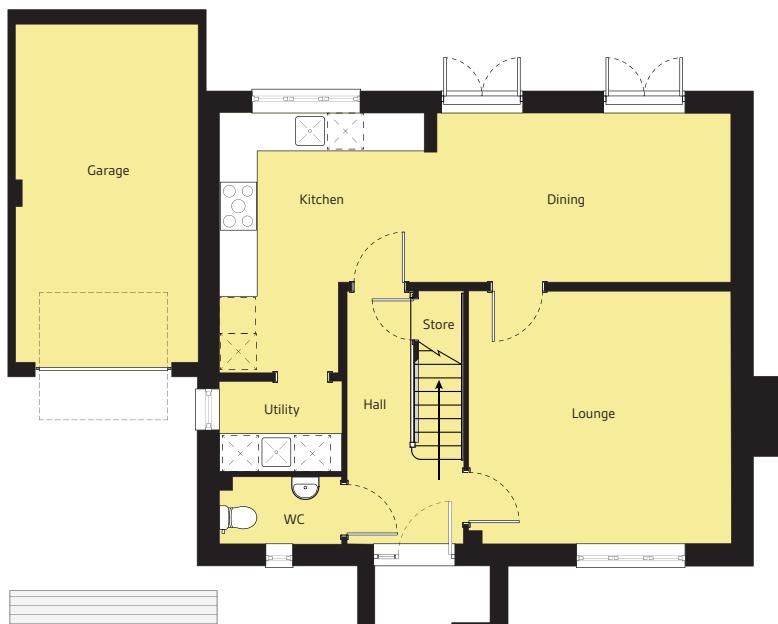


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Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only.

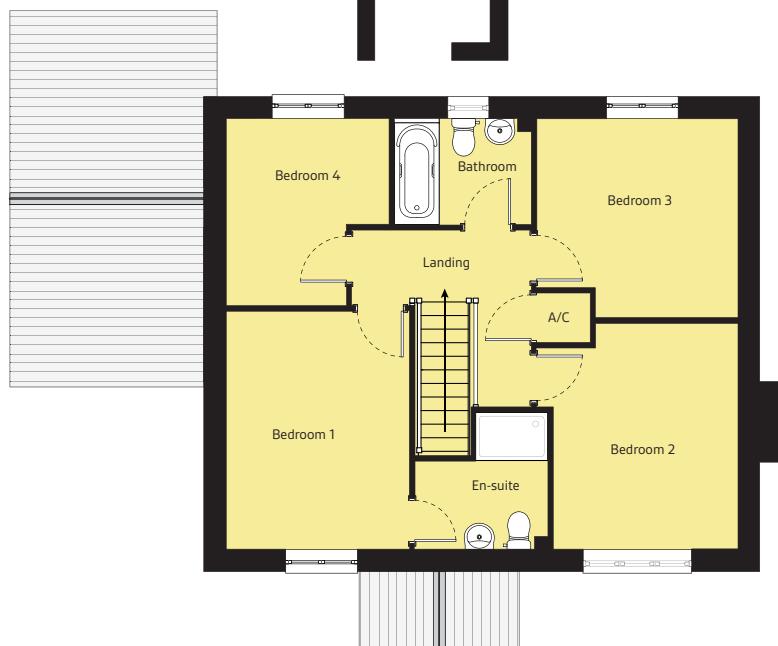
Customers should note this illustration is an example of the housetype. All dimensions indicated are approximate. Homes may be "handed" (mirror images) versions of the illustrations and may be detached, semi-detached or terraced. Material used may differ from plot to plot.

Floor plan



Ground Floor

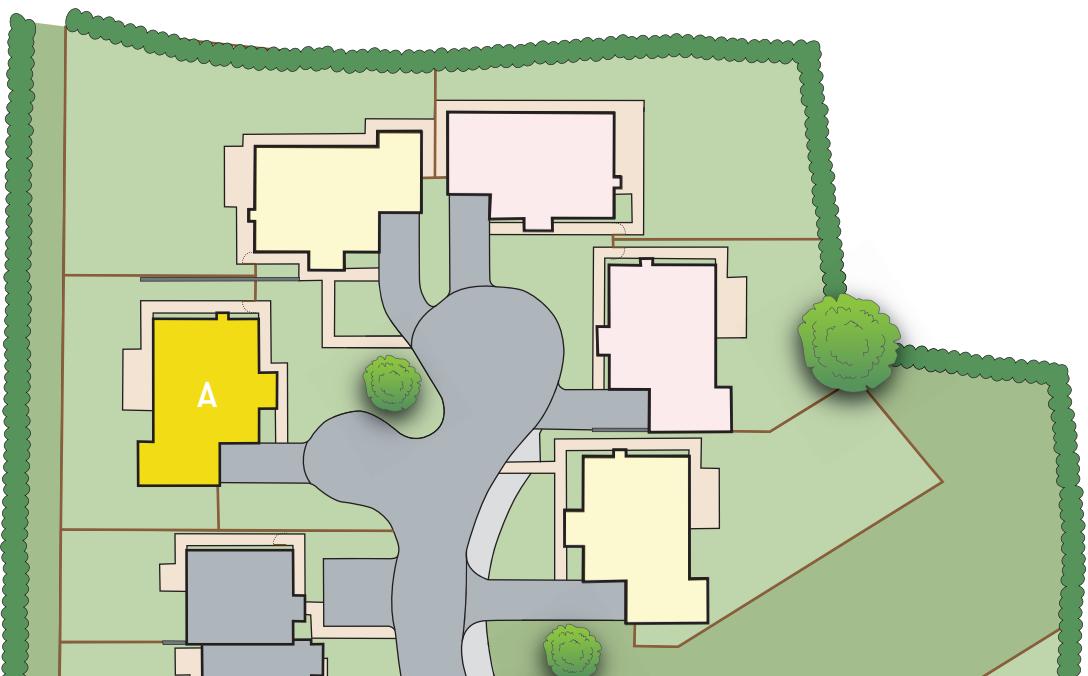
	Millimeters:	Feet & inches:
Kitchen	4365 max x 3618	14'4" max x 11'10"
Dining	4947 x 2865	16'2" x 9'4"
Lounge	4400 x 4250	14'5" x 13'11"
Utility	2072 x 1537	6'9" x 5'1"
Garage	5635 x 3050	18'6" x 10'0"



First Floor

	Millimeters:	Feet & inches:
Bedroom 1	4000 x 3089	13'1" x 10'1"
En-suite	2313 max x 2238	7'7" max x 7'5"
Bedroom 2	3800 x 3112 max	12'5" x 10'2" max
Bedroom 3	3387 x 3352	11'1" x 11'0"
Bedroom 4	3152 x 2752 max	10'4" x 9'0" max
Bathroom	2300 x 1800	5'11" x 7'6"

Site Plan



This development layout is not to scale and is for information purposes only. Approximate house positions are shown, elevations may change from plot to plot. Hard and soft landscaping is indicative, only. KACH reserve the right to alter or re-plan at any time. Please ask for specific details.