



51 KNIGHTS MEAD, CHUDLEIGH KNIGHTON, TQ13 0RF





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CHUDLEIGH KNIGHTON • DEVON

A beautifully presented detached home offering bright and versatile four-bedroom accommodation, contemporary interiors, garage and driveway parking as well as a beautifully landscaped rear garden, ideally positioned within a popular Chudleigh Knighton development.

Combining practical family living with an attractive, low-maintenance outdoor space for entertaining, unwinding and everyday enjoyment, this is a home ready to move straight into and enjoy.

GUIDE PRICE : £410,000



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THE TEIGN VALLEY OFFICE

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A Home Designed for Living Together



The accommodation has been designed with modern family life in mind, offering a natural flow, well-balanced proportions and a lovely sense of light throughout.

On the ground floor, the welcoming entrance hall sets the tone for the rest of the house, with a layout that feels both practical and easy to navigate. The sitting room is a comfortable and inviting space, ideal for everyday relaxation, with doors opening directly onto the rear garden and creating an effortless flow between the house and the outside space.





At the heart of the house is the bespoke designed kitchen, which brings an immediate wow factor to the ground floor. Stylish and contemporary in its finish, it combines sleek cabinetry, integrated appliances and a central breakfast bar to create a space that is as functional as it is visually impressive. It is a room designed not simply for cooking, but for gathering, lingering and everyday family life — equally suited to busy weekday mornings and more relaxed entertaining. Alongside this, the separate dining room provides an excellent extension of the living space, ideal for family meals, hosting friends or adapting to changing needs over time. The sitting room is warm and inviting, offering a comfortable place to relax, with direct access to the rear garden helping the house feel connected to its outside space.







Upstairs, the first floor offers four bedrooms, giving the property flexibility for families, guests or home working. The principal bedroom provides a calm and comfortable retreat, while the remaining bedrooms are well served by a smart family bathroom finished in a clean, modern style.

Overall, the accommodation has been thoughtfully planned and beautifully presented, with the standout kitchen giving the home a distinctive sense of style and making it particularly appealing from the moment you step inside.



Outside



Outside is where this home really stands apart. The rear garden has been beautifully landscaped to create an attractive, low-maintenance outdoor space, with areas for seating, planting and easy enjoyment throughout the seasons.

The space feels private, calm and well considered — ideal for morning coffee, summer dining or simply unwinding at the end of the day.

To the front, the driveway and integral garage provide useful parking for two cars as well as useful storage.



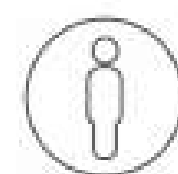
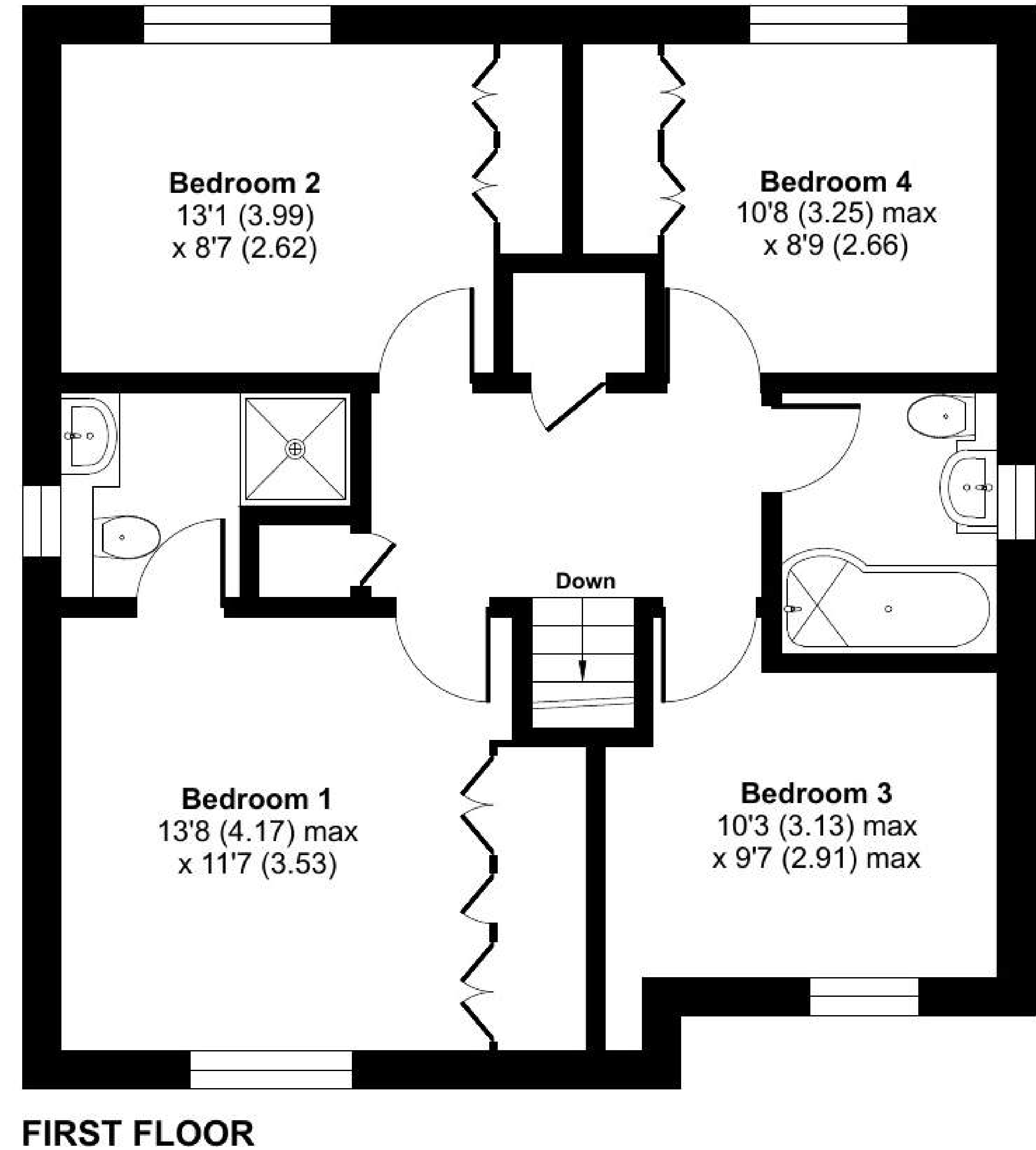
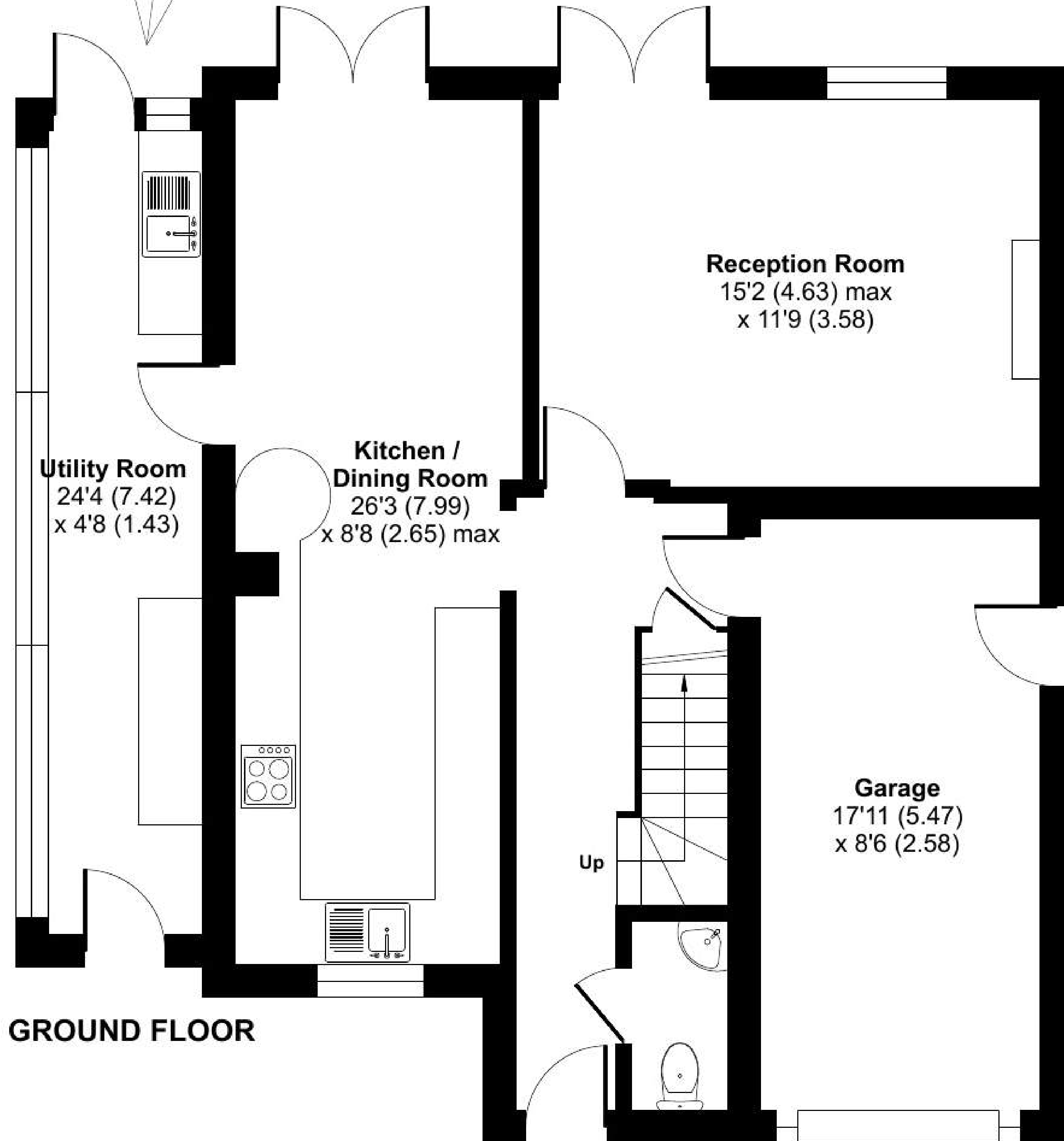
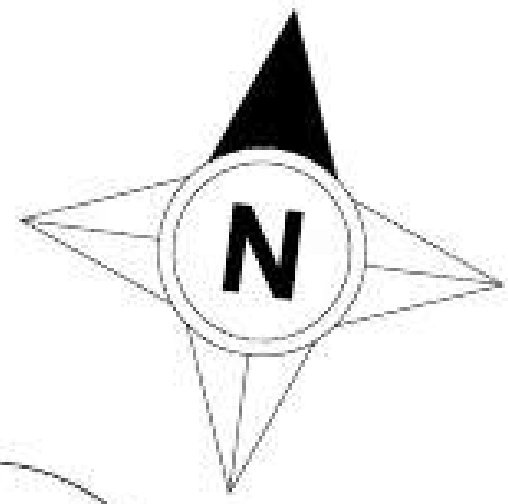
Knights Mead, Chudleigh Knighton, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1290 sq ft / 119.8 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1442 sq ft / 133.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1424365



Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - Band E

EPC - C

SERVICES

The property has all mains services connected. There is gas fired central heating.

BROADBAND

Superfast Broadband is available but for more information please click on the following link -[Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

[Property Report - Key Facts for Buyers](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Teign Valley Office - 01626 852666.

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

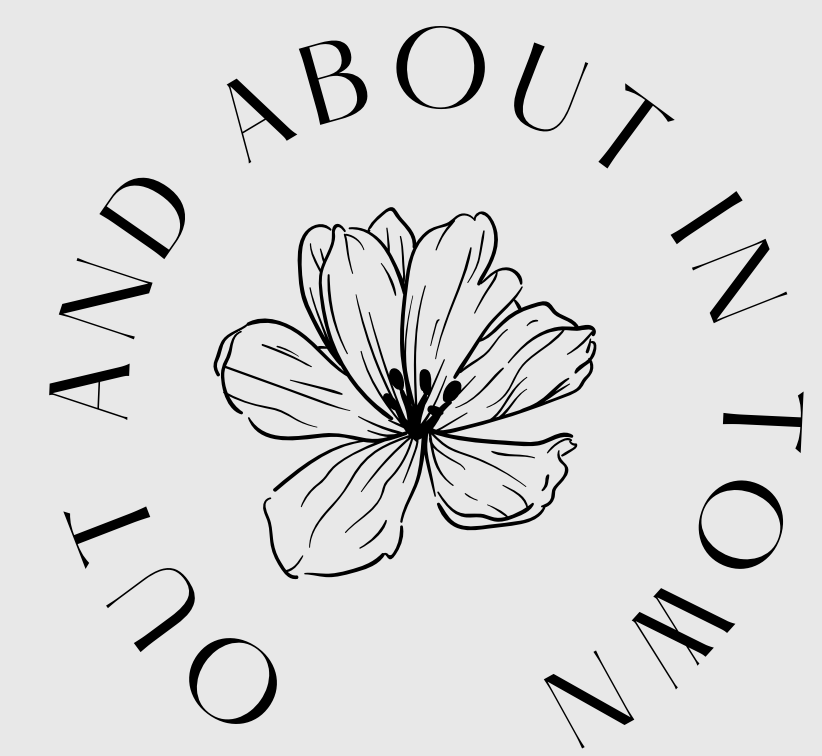
The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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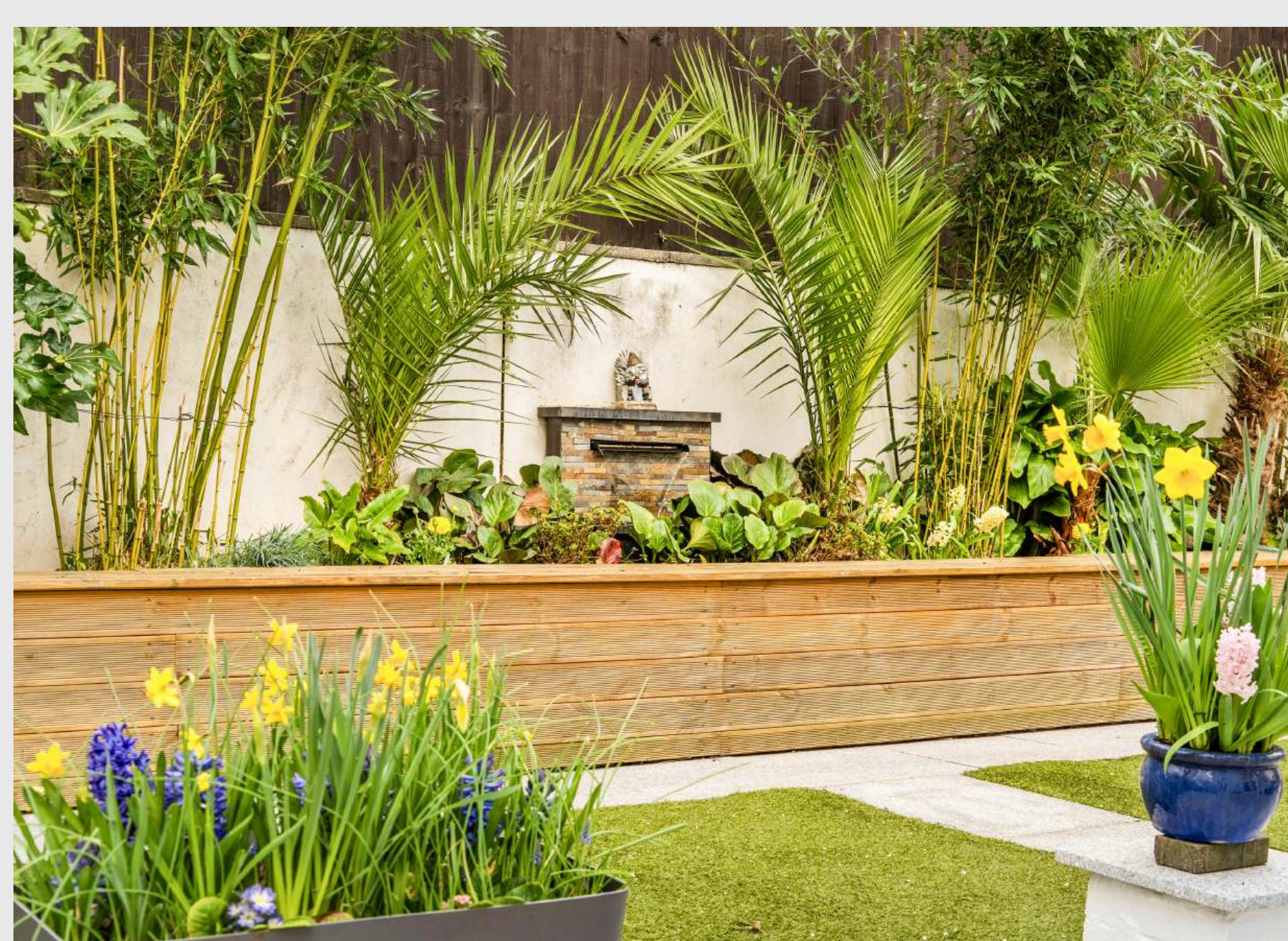
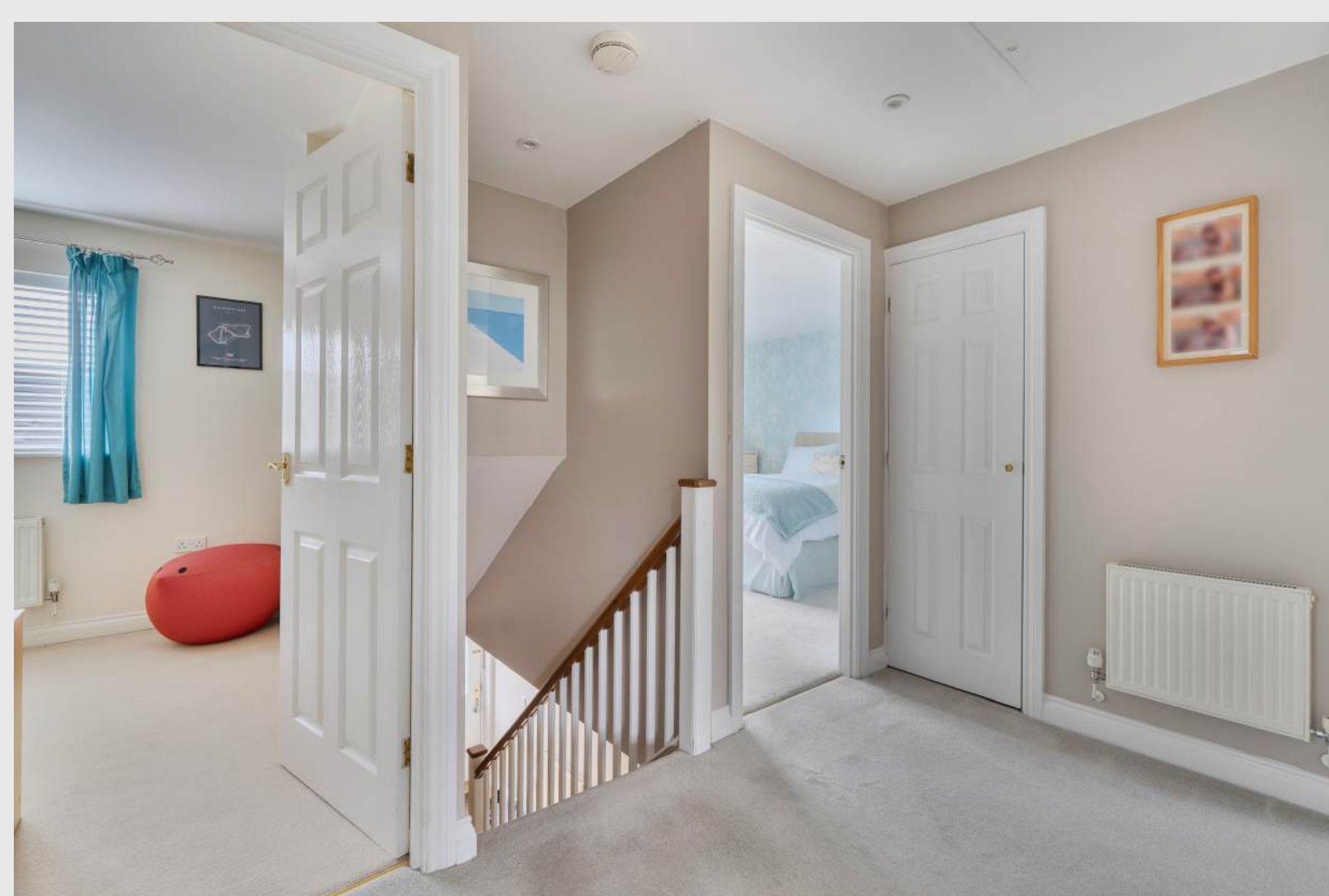
ABOUT CHUDLEIGH KNIGHTON

Chudleigh Knighton is a well-connected and sought-after village on the edge of the Teignbridge countryside, offering an attractive balance of village life and accessibility.

Positioned conveniently for the A38, the village provides straightforward links to Exeter, Newton Abbot and the wider South Devon area. Local amenities include a popular primary school, an active village hall/community hub, and the characterful Claycutters Arms public house and restaurant.

Surrounded by beautiful countryside and within easy reach of Dartmoor, Chudleigh Knighton remains a desirable setting for those looking to enjoy a more relaxed pace of life while remaining well connected for work and travel.







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SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01626 852666
Email: hello@sawdyeandharris.co.uk

