



# THE OAKS

HAYNE FARM • HONITON

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AN EXCLUSIVE COLLECTION OF 4 & 5 BEDROOM HOMES

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WONDERFUL  
TO EXPLORE...



# WELCOME TO THE OAKS

Rich in history and with a vibrant atmosphere, the community of Honiton is on the doorstep of an Area of Outstanding Natural Beauty and will make you feel at home from the moment you arrive. Located in the civil parish of Gittisham, on the western edge of this lively market town, the sweeping, open countryside all around makes for the perfect backdrop to your new address. The landscape is reflected in the development's crafted open spaces.

The charming and popular town of Honiton has an established industrial history, famous for its lace and pottery. It is also regarded as the antiques capital of the southwest of England, with an array of antiques shops to explore. Alongside its historical and attractive allure, Honiton is a welcoming hub for all who live there. At its centre, you'll find a wonderful choice of shops and places to eat and drink, as well as a popular community and arts venue.

Whether you're a couple or a family, you'll find everything you need to complement today's busy lifestyles. There are schools for all ages, with Ofsted ratings 'good' or 'outstanding', excellent road and rail links and the superb Jurassic Coast – all within easy reach. For something a little different, there is an abundance of cultural shows and festivals to enjoy throughout the year.

Choosing a home at The Oaks will give you the very best of town and countryside living. An exclusive collection of 4 and 5 bedroom detached homes, this desirable new development is set back from the popular and established Hayne Farm. With contemporary specifications and beautiful architectural detailing, The Oaks at Hayne Farm will be a beautiful place to live for generations to come.

Baker Estates: **Good things happen here.**

# EXPLORING YOUR WIDER COMMUNITY

Located in the beautiful Devon countryside, with a choice of nearby towns and the popular Exeter city centre – this new address offers you a wonderful balance of outdoor living and modern amenities.



Exeter city centre and cathedral

1



## HONITON COUNTRYSIDE

Positioned close to the beautiful Honiton countryside, The Oaks is also within easy reach of the bustling town centre. This new address offers you and your family a great opportunity to explore together and embark on many adventures. From rivers to rolling hills, this part of east Devon is a beautiful place to live.

2



## EXETER CATHEDRAL

Just 10 miles from The Oaks is the cosmopolitan city of Exeter, with its host of well-known high-street shops in the pedestrianised city centre. This fantastic city has plenty to offer, from its array of foodie outlets and independent shops to world-class entertainment – you will not be disappointed when visiting this wonderful city.

3



## SEATON SEASIDE

Just 11 miles away, Seaton is a welcoming place, with visitors making the journey each year from all over. With its mix of beautiful coastline and landscapes, this is a picturesque place to be. It has an eclectic choice of things to see and do. From traditional seaside activities, shopping and water sports to breath-taking coastal walks, there is much more to this wonderful part of the Jurassic Coast.

4



## KILLERTON

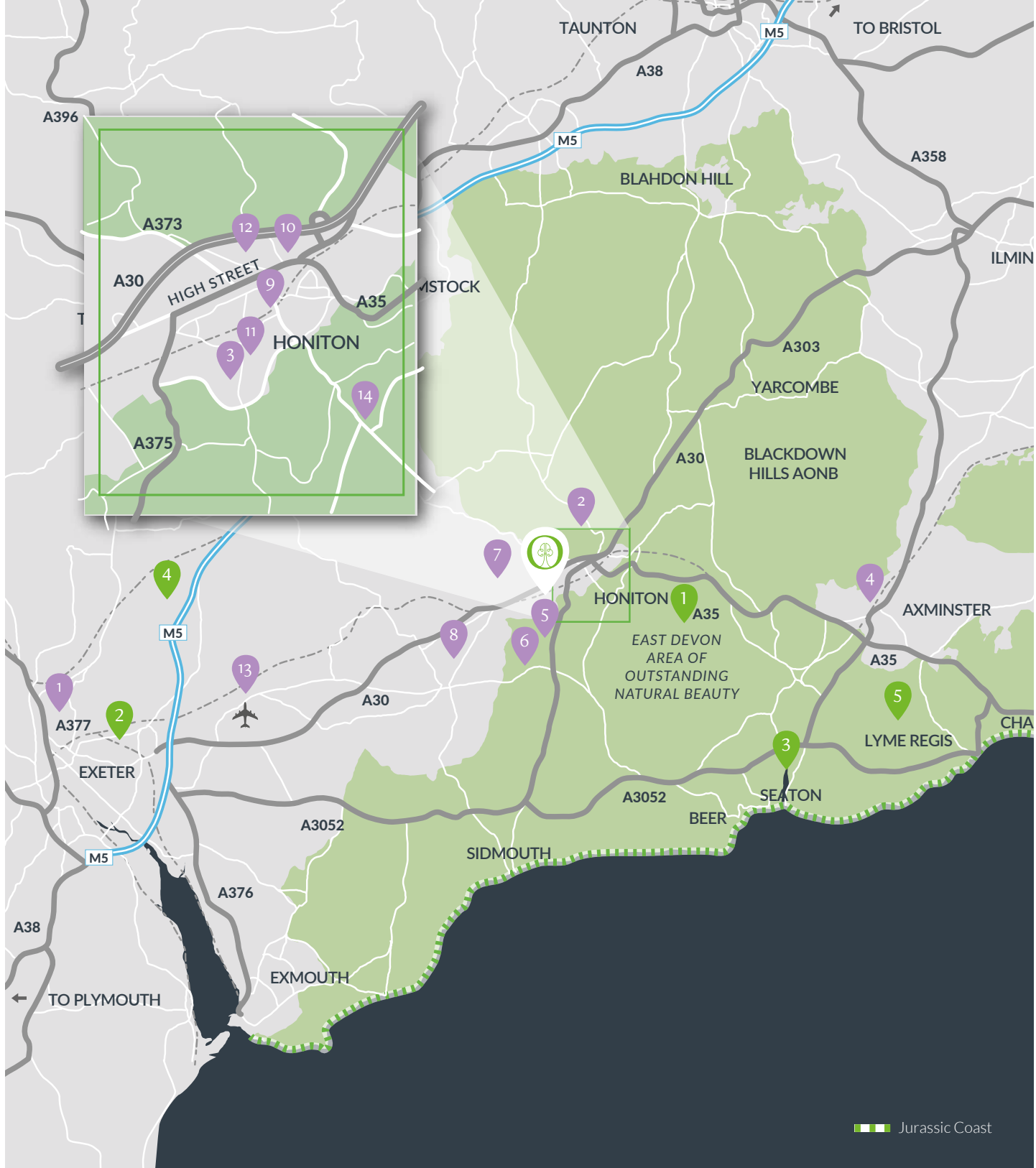
Among the many stately homes and historic locations nearby, Killerton is a National Trust property with a fine 18th-century house and a grade I listed chapel on its 6,400 acre estate. At any time of year, Killerton is perfect for family adventures, picnics and rambles. While you're there, enjoy the Stables coffee shop for some light refreshment or take your picnic basket and blanket to enjoy any of four favourite picnic spots at this stunning country paradise.

5



## LYME REGIS

If you are looking for somewhere with a touch more history, don't miss Lyme Regis. Located 7 miles east of Honiton, this is a pretty and dramatic part of Dorset, with stark cliffs, a popular working harbour and plenty to keep everyone occupied and entertained.



# AROUND & ABOUT

- 1 University of Exeter
- 2 The Beehive - Honiton Community Centre
- 3 Honiton Bottom Community Nature Reserve
- 4 River Cottage Café and HQ
- 5 Combe Farm Shop
- 6 The Pig at Combe
- 7 Deer Park Country House
- 8 Otter Nurseries Garden Centre
- 9 Honiton Railway station
- 10 Honiton Primary School
- 11 Littleton Primary School
- 12 Honiton Community College
- 13 Exeter International Airport
- 14 Honiton Golf Club

## CONNECTIONS

**Main roads:** A30, A35, A38, A303, A358, A373, A375, A3052.  
 16 miles to Exeter, 21 miles to Tiverton, 31 miles to Newton Abbot and 38 miles to Paignton.

**Motorway networks:** M5 (13 miles).

**Airport:** Exeter Airport (12 miles).

**Railway stations:** Honiton Railway station (2 miles) connecting to Bristol Temple Meads (1hr 40mins) and London (3hrs).

**Bus:** Regular bus routes servicing the local area.

# A WARM WELCOME TO YOUR NEW COMMUNITY



## MARKET TOWN

Honiton has an extensive range of shops and services, including supermarkets, a doctors' surgery, banks, a library and a post office. The traditional market, held on High Street every Tuesday and Saturday, is where you'll find everything from household goods and flowers to fruit and veg. The Beehive, the town's popular community arts venue, is where you can enjoy films, live music, workshops and classes of all kinds.



## COMMUNITY AT HAYNE FARM

Hayne Farm is a fantastic community of like-minded people who enjoy the beauty of living in one of Devon's most stunning countryside locations. Whether it's an Easter-egg hunt for the children or a Halloween competition for the best-dressed house, this brilliant hub of residents always has an event in the calendar to enjoy together. You can join the Facebook community group to hear about all things going on at Hayne Farm.

## EDUCATION

Your children's educational needs are in good hands when you move to The Oaks. For primary-aged children, there is the Littletown Primary Academy (Ofsted rating: good) under two miles away. For those seeking secondary provision, the highly regarded Colyton Grammar School is also close by, with its 'outstanding' Ofsted rating. Honiton is also just a short drive from Exeter University, recognised as one of the world's top 200 most prestigious universities (according to the Times Higher Education World Reputation Rankings 2022).





## DELIGHT YOUR TASTE BUDS

Honiton has several well-regarded places to eat and drink. If you're considering lunch or a lovely meal out, nearby highlights include Michelin-starred The Pig at Combe, the ever-popular River Cottage café and HQ near Axminster and the essence of country living at Deer Park Country House hotel. On the doorstep of Hayne Farm is Combe Farm shop – a firm community favourite. It sells cakes and pastries made fresh every day, alongside fresh fruit, vegetables, milk and meat – so, you don't have to travel far to get fantastic local produce. Within a mile of Hayne Farm, you will find The Otter Inn, a traditional Devon pub, suitable for all ages and families, perfect for relaxing with a pie and a pint.

## SEATON

There is something wholly enchanting about a holiday in, or even a simple day trip to, the beautiful and iconic Devon coast. Walks and games on the beach, taking a tram ride, tasty fish and chips, maybe an ice cream (or two!) can all be enjoyed just a few miles away in the popular seaside town of Seaton. So, whether it's history, entertainment or simply enjoying the wonder of the Blackdown Hills and the stunning Area of Outstanding Natural Beauty on offer – you'll find it all close to The Oaks.



## AREA OF OUTSTANDING NATURAL BEAUTY

The Oaks is surrounded by beautiful Devon countryside and benefits from being on the doorstep of two Areas of Outstanding Natural Beauty. Perfect for walking the dog, cycling and horse-riding, there is a network of paths and bridleways offering plenty of opportunities to explore the unspoilt landscape of the Blackdown Hills. There are several pretty villages in the area, with good food always on offer to weary walkers at one of the local pubs.

# COUNTRYSIDE RETREAT.



# YOUR NEW HOME AT THE OAKS

The Oaks is an exclusive collection of 4 & 5 bedroom detached homes, set in the beautiful Devon countryside. This desirable new address in the civil parish of Gittisham offers residents over 8 acres of open space to explore and enjoy... or just to walk the dog.

The detail of every Baker Estates home has been carefully considered, from architecture to specification, demonstrating our commitment to quality workmanship.

We build homes to which we are proud to put our name.

Baker Estates: **Good things happen here.**



The Violet, Hayne Farm, Honiton



The Rosemary Show Home, Estuary View, Appledore



The Lilac, Hayne Farm, Honiton

# A LITTLE BIT ABOUT US

## BUILDING EXCEPTIONAL HOMES IN THE SOUTH WEST

So how does this all happen? Well, it's not a 'how' but a 'who' - it's our experienced, caring team who understand quality - using our vast, previous knowledge of housebuilding, we know what works in homes and communities.

We've been doing this since 2015 and will continue to for many years to come as we do the right thing for you, our team members, our tradespeople, and the environment - to help make the south west an even nicer place to live.

Baker Estates: **Good things happen here.**

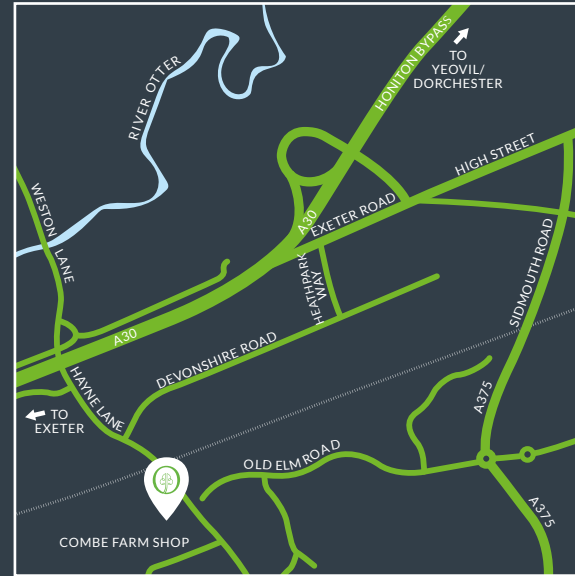
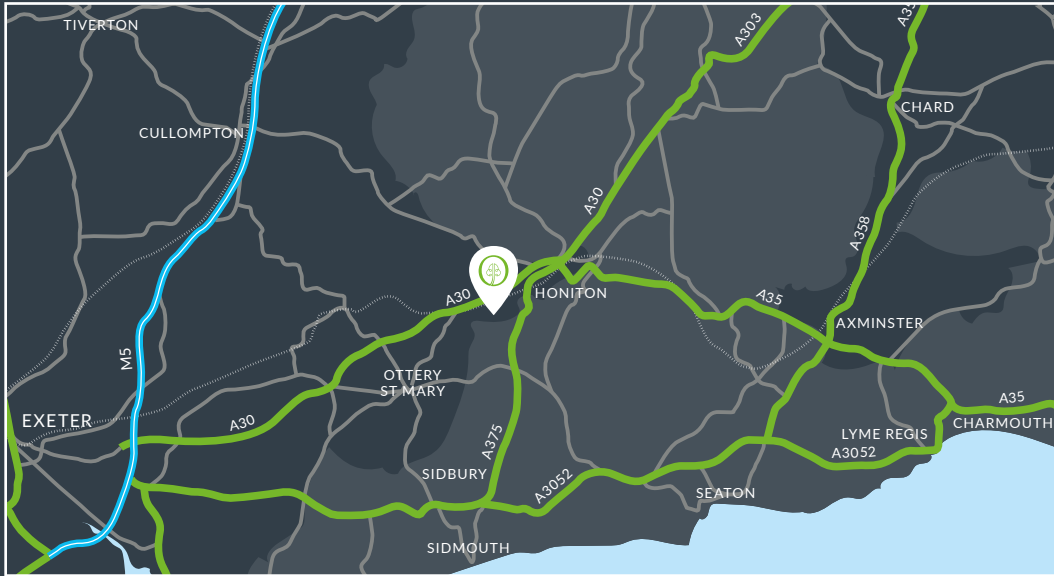
Whenever you visit one of our developments, you'll notice how well-built and thoughtfully designed the homes are. That's because we incorporate products like locally sourced, natural stone, durable kitchen appliances and solid internal doors. This is understandably important, but you'll also pick up on something equally key - the thriving community we've created.



To us, you should feel as happy and comfortable in your new community, as you do in your new home. It needs to be somewhere you want to live, surrounded by people you want to spend time with, on a desirable development in the south west.

*Ian Baker, Managing Director*





The Oaks, Gittisham, Honiton  
Sat Nav: EX14 3FP

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FOR MORE INFORMATION CONTACT  
haynefarm@bakerestatesltd.co.uk  
01404 819 544  
www.bakerestatesltd.co.uk

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This brochure is intended as a sales aid and guide to Baker Estates. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the selling agent or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. Please note floor plans and dimensions are taken from architectural drawings and are for guidance only. Kitchen layouts are for illustrative purposes only. Computer generated images are not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only.

# THE ROWAN



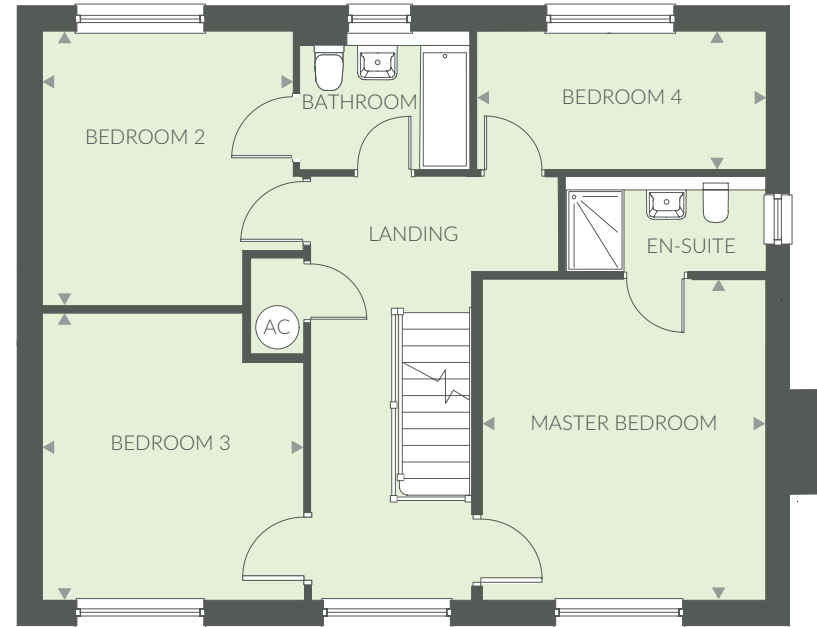
## THE ROWAN

A four bedroom house with parking and a garage.



GROUND FLOOR

Kitchen	3.9m x 3.0m	13'0" x 10'0"
Dining	6.0m x 3.0m	19'10" x 10'0"
Living Room	4.9m x 3.8m	16'3" x 12'9"
Study	3.3m x 2.7m	11'1" x 9'1"



FIRST FLOOR

Master Bedroom	4.2m x 3.9m	14'1" x 12'11"
Bedroom 2	3.9m x 3.4m	12'11" x 11'2"
Bedroom 3	3.8m x 3.6m	12'6" x 11'11"
Bedroom 4	3.9m x 1.9m	12'11" x 6'4"

KEY: (B) Boiler CPD Cupboard

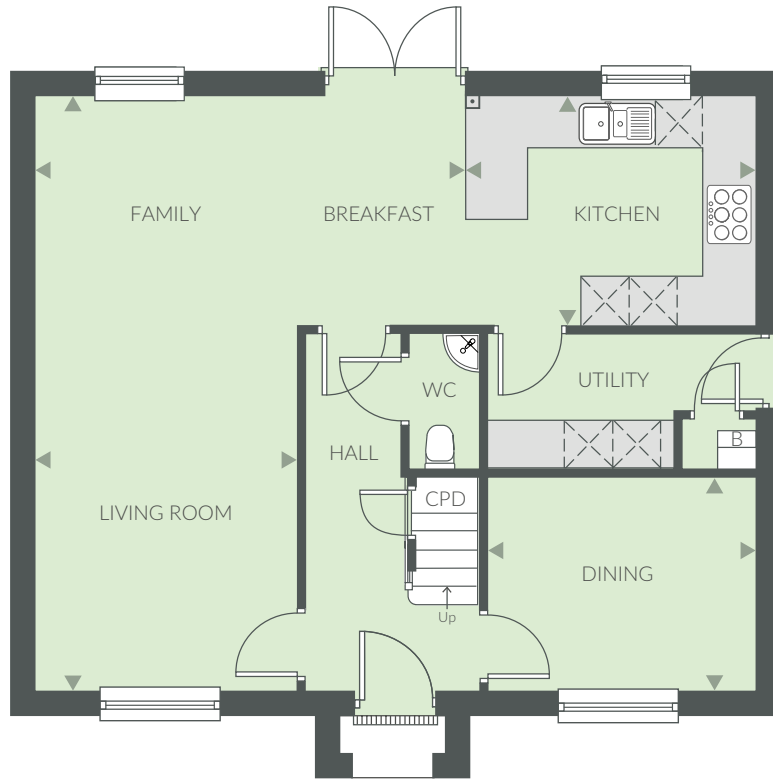
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# THE ELDERFLOWER



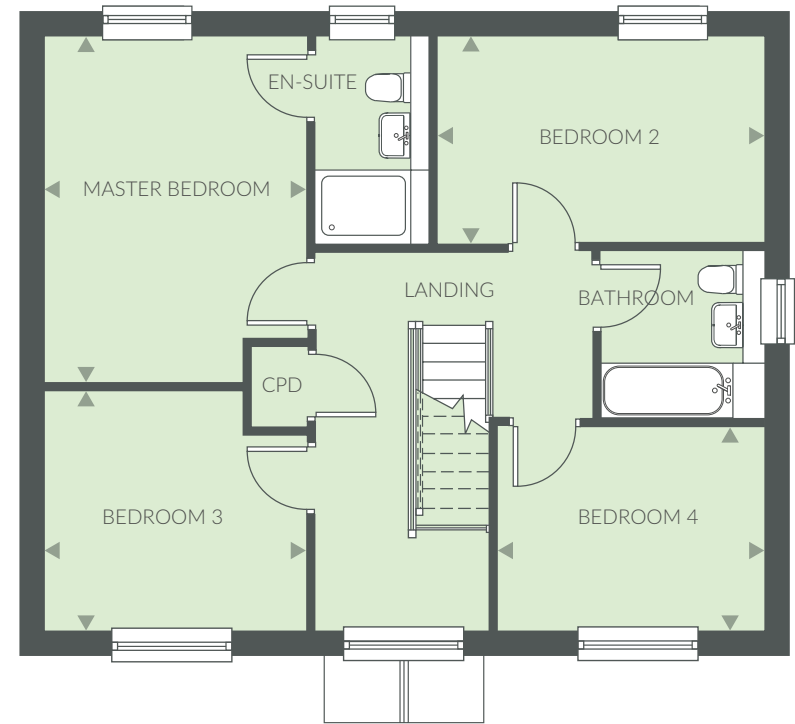
## THE ELDERFLOWER

A four bedroom house with parking and a garage.



GROUND FLOOR

Kitchen	3.6m x 2.8m	11'10" x 9'9"
Living Room/Family/Breakfast	7.3m x 5.3m (3.2m)	24'3" x 17'7"
Dining	3.3m x 2.6m	10'10" x 8'9"



FIRST FLOOR

Master Bedroom	4.3m x 3.2m	14'1" x 10'9"
Bedroom 2	4.0m x 2.5m	13'4" x 8'4"
Bedroom 3	3.2m x 3.0m	10'9" x 9'10"
Bedroom 4	3.3m x 2.5m	10'10" x 8'4"

KEY: **B** Boiler **CPD** Cupboard

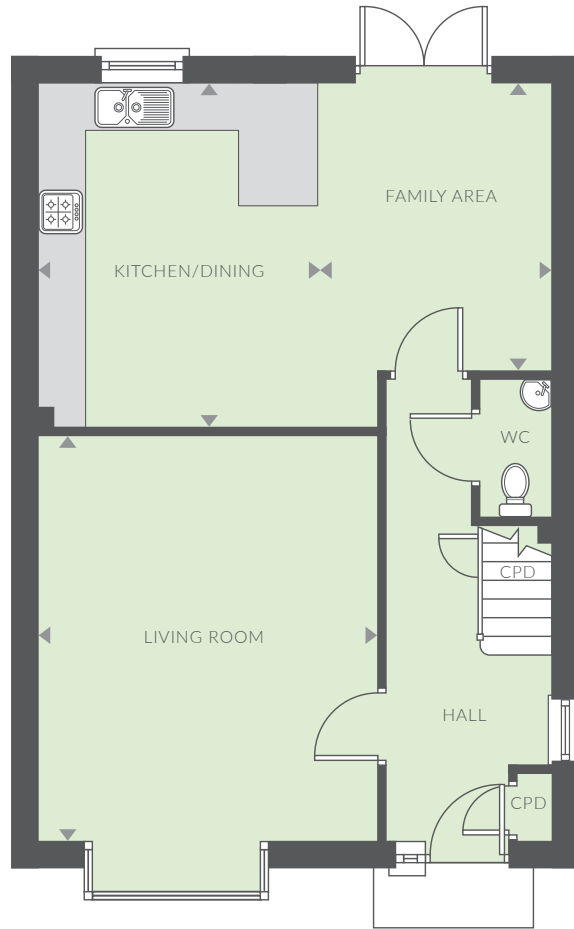
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# THE ROSEMARY



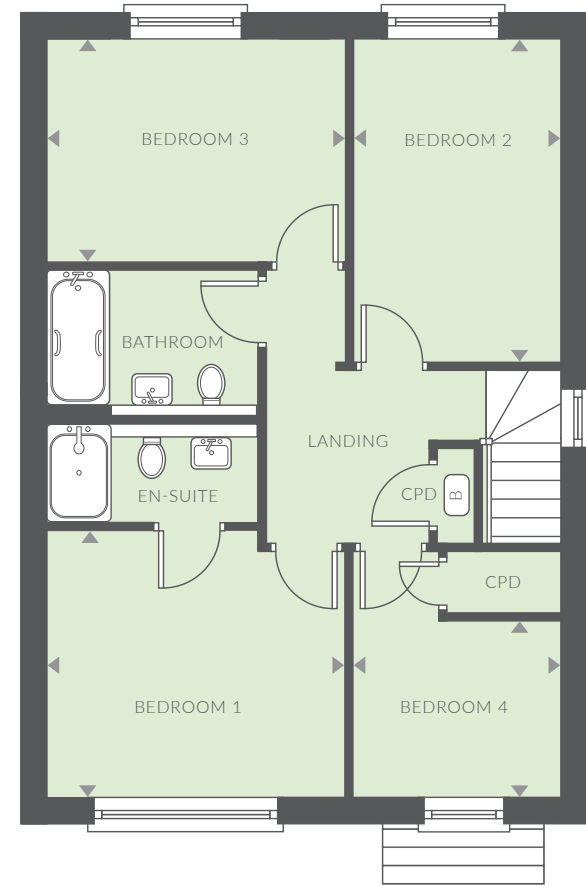
## THE ROSEMARY

A four bedroom house with parking and a garage.



GROUND FLOOR

Kitchen/Dining	4.2m x 3.4m	13'11" x 11'5"
Family	3.5m x 2.8m	11'8" x 9'6"
Living Room	5.0m x 4.1m	16'6" x 13'9"



FIRST FLOOR

Master Bedroom	3.7m x 3.4m	12'2" x 11'2"
Bedroom 2	4.0m x 2.5m	13'2" x 8'6"
Bedroom 3	3.7m x 2.5m	12'2" x 8'5"
Bedroom 4	2.5m x 2.4m	8'6" x 8'0"

KEY: **B** Boiler **CPD** Cupboard

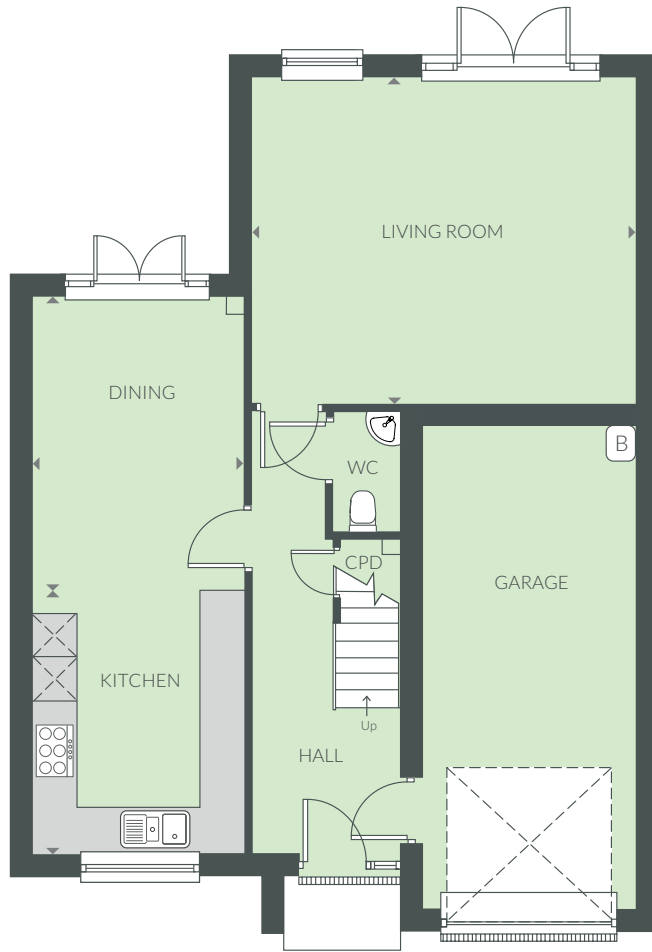
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# THE SAFFRON



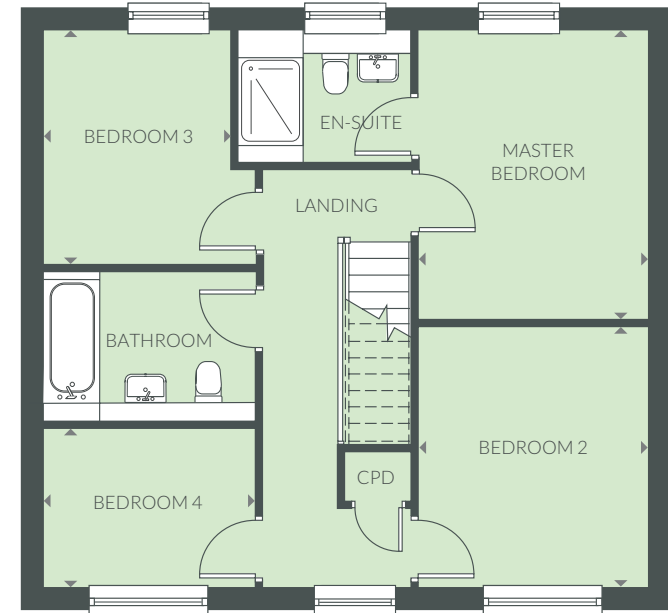
## THE SAFFRON

A four bedroom house with a garage and parking.



GROUND FLOOR

Living Room	5.25m x 4.43m	17'3" x 14'6"
Kitchen	3.60m x 2.88m	11'10" x 9'5"
Dining	4.01m x 2.88m	13'2" x 9'5"



FIRST FLOOR

Master Bedroom	3.95m x 3.15m	12'11" x 10'4"
Bedroom 2	3.55m x 3.15m	11'8" x 10'4"
Bedroom 3	3.21m x 2.56m	10'6" x 8'5"
Bedroom 4	2.91m x 2.17m	9'7" x 7'2"

KEY: **B** Boiler CPD Cupboard

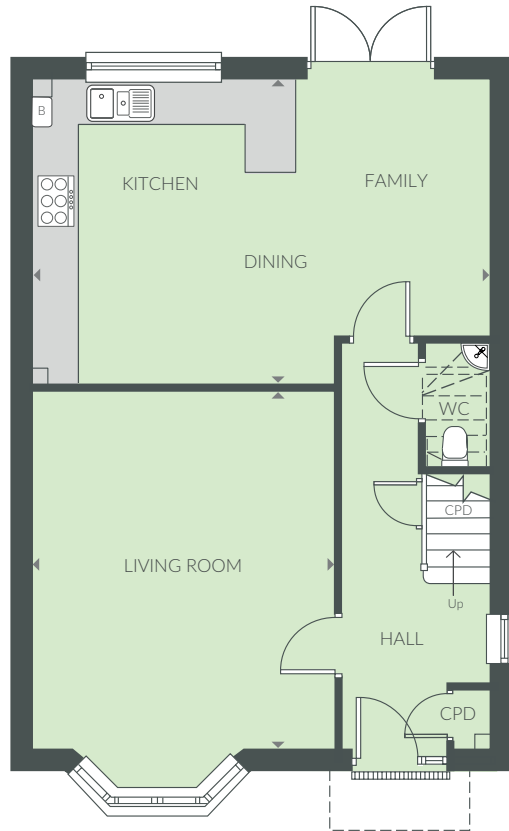
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# THE ROSE



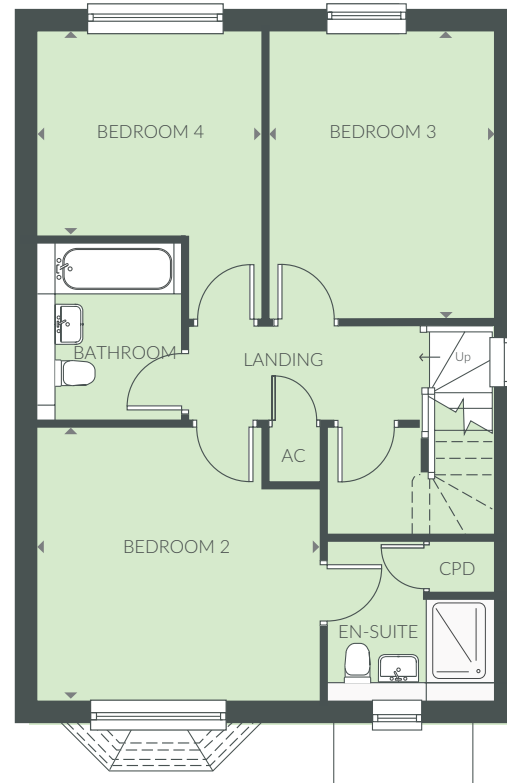
## THE ROSE

A four bedroom house with a garage and parking.



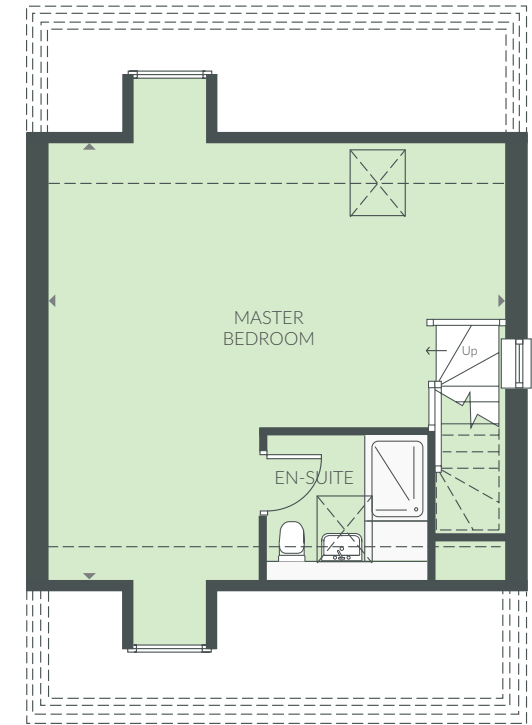
GROUND FLOOR

Living Room	5.02m x 4.19m	16'6" x 13'9"
Kitchen/Dining/Family	6.2m x 4.2m	20'3" x 13'7"



FIRST FLOOR

Bedroom 2	3.9m x 3.8m	12'7" x 12'4"
Bedroom 3	4.0m x 3.1m	13'1" x 10'1"
Bedroom 4	3.1m x 3.1m	10'1" x 10'1"



SECOND FLOOR

Master Bedroom	6.3m x 6.1m	20'6" x 20'0"
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KEY: **B** Boiler **CPD** Cupboard **AC** Airing cupboard

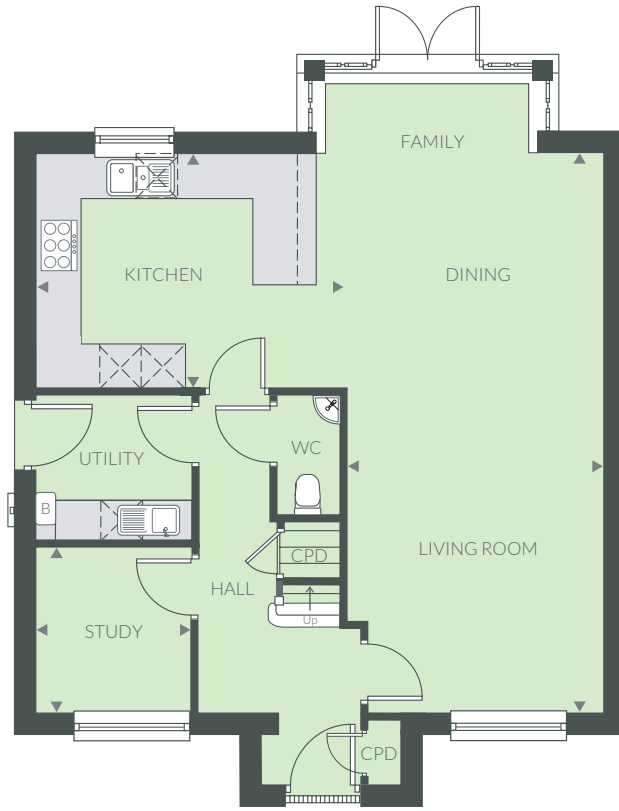
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# THE VIOLET



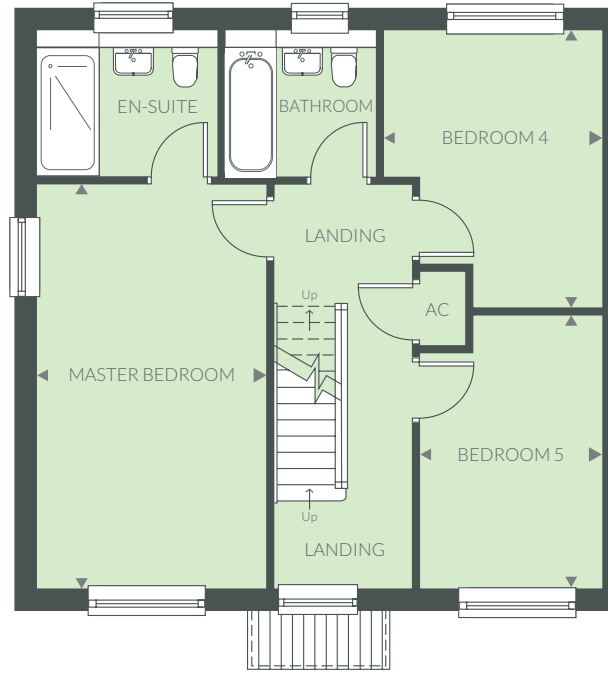
## THE VIOLET

A five bedroom detached house with parking and a garage.



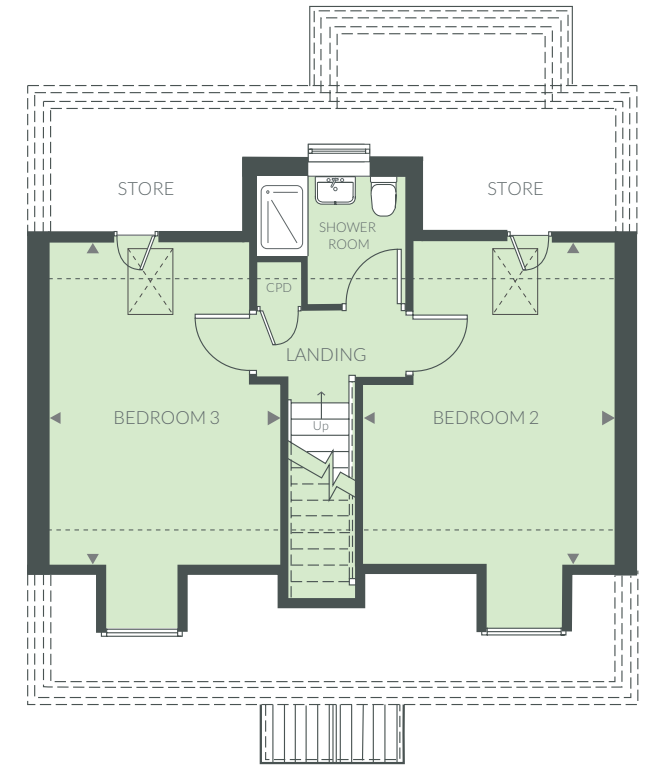
GROUND FLOOR

Living Room/Dining	7.8m x 3.5m	25'9" x 11'10"
Kitchen	4.3m x 3.2m	14'3" x 10'8"
Study	2.5m x 2.1m	8'3" x 6'11"



FIRST FLOOR

Master Bedroom	5.86m x 3.23m	19'2" x 10'7"
Bedroom 4	3.89m x 3.0m	12'9" x 10'0"
Bedroom 5	3.89m x 2.58m	12'9" x 8'5"



SECOND FLOOR

Bedroom 2	4.57m x 3.5m	15'0" x 11'10"
Bedroom 3	4.57m x 3.2m	15'0" x 10'9"

KEY: **B** Boiler **CPD** Cupboard **AC** Airing cupboard ..... Denotes sloping ceiling Roof light

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BAKER  
ESTATES

# SPECIFICATION



KITCHEN

	2 bedroom home	3 bedroom home	4 bedroom home	5 bedroom home
Fully fitted kitchen with laminate worktops and upstand	●	●		
Fully fitted kitchen with premium worktops and upstand			●	●
Soft close doors and drawers to kitchen units	●	●	●	●
Glass splashback behind hob (60cm)	●	●		
Glass splashback behind hob (90cm)			●	●
1.5 bowl stainless steel sink	●	●	●	●
Induction hob 60cm	●	●		
Induction hob 80cm			●	●
Stainless-steel single oven	●			
Stainless-steel double oven		●		
Two built in single ovens at eye level			●	●
Stainless-steel extractor hood (60cm)	●	●		
Stainless-steel extractor hood (90cm)			●	●
Integrated fridge/freezer	●	●		
Integrated fridge and freezer under ovens			●	●
Plumbing and electrics for dishwasher	●	●	●	●

BATHROOM & EN-SUITE

Roca white sanitaryware with contemporary chrome fittings	●	●	●	●
Thermostatic valve with rainsense showerhead and loft shower complete with glass screen over bath	●	●	●	●
Thermostatic valve with rainsense showerhead in en-suites		●	●	●
White heated towel rail in bathroom and en suite (if applicable)	●	●		
Chrome heated towel rail in bathroom and en-suite			●	●
Full height tiling around bath in bathroom	●	●	●	●
Full height tiling around shower in en-suite		●	●	●
Half height tiling to walls with sanitary ware in bathroom	●	●	●	●
Half height tiling to walls with sanitary ware in en-suite		●	●	●

LIGHTING & ELECTRICAL

	2 bedroom home	3 bedroom home	4 bedroom home	5 bedroom home
Fibre network to the premises	●	●	●	●
Telephone point in living room, hall, study/smallest bedroom	●	●	●	●
SKY Q TV Point	●	●	●	●
LED downlights (refer to electrical layout for individual plot information)	●	●	●	●
Double switched socket outlets in kitchen (one to include double USB above breakfast bar/island where applicable)	●	●	●	●
Shaver socket to bathroom and en suite (where applicable)	●	●	●	●
External contemporary lantern light to front door area and wire only to rear patio area (where applicable)	●	●	●	●
Power and lighting to garages within curtilage of plot (if applicable)	●	●	●	●
Brushed stainless steel sockets and switches to lounge and kitchen/dining room			●	●
Accessible loft light	●	●	●	●

GENERAL

uPVC double glazed casement windows	●	●	●	●
Sound insulation between floors and internal walls (where applicable)	●	●	●	●
External doorsets with multipoint locking system	●	●	●	●
Turfed rear gardens and external tap (where applicable)	●	●	●	●
Rear garden boundary fences (as per external works)	●	●	●	●

INTERNAL FINISHES

Light oak veneer doors with contemporary chrome door furniture	●	●	●	●
Timeless white emulsion to walls and smooth white ceilings	●	●	●	●
White gloss woodwork	●	●	●	●

HEATING

Gas fired central heating	●	●	●	●
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# ENERGY EFFICIENCY IN OUR HOMES

BUILDING EXCEPTIONAL NEW HOMES  
ACROSS THE SOUTHWEST

Explore some of the key benefits of buying a new  
Baker Estates home.



BAKER  
ESTATES



## SOLAR PV SYSTEMS

Generate a proportion of your electricity from sunlight. Many of our homes across our developments include solar pv systems. The average saving per home in the southwest of England is estimated at £405 per year by the Energy Savings Trust.



## ENERGY SAVING

Thanks to increased insulation, modern double glazing and ventilation systems, our new homes produce just a third of the annual carbon emissions produced by older properties. 100% of our homes come with energy saving bulbs.



## EFFICIENT WATER FITTINGS

All of our homes include efficient water fittings that are installed to reduce the consumption of water in your new home. This includes efficient shower and bath fittings as well as dual flush toilets.



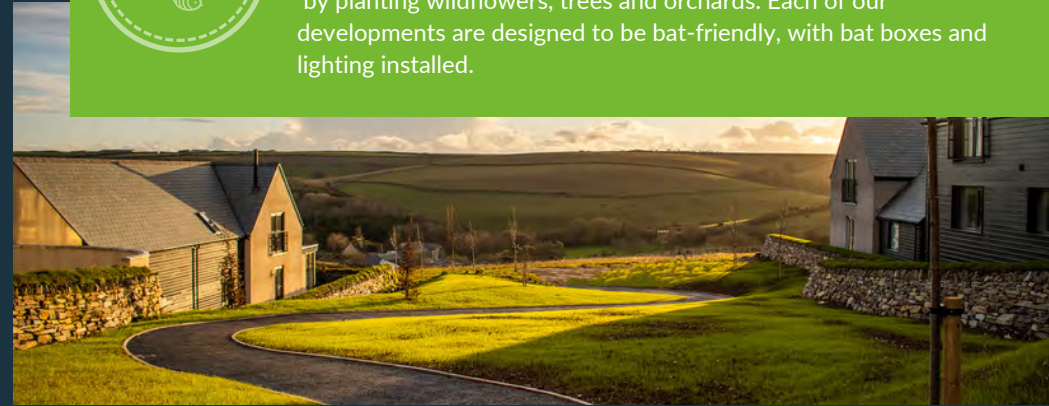
## CHARGING POINTS

Providing a great way to reduce your carbon footprint, we offer car charging points across all of our developments as an optional upgrade. By having a car charging point installed at home, means you will be able to charge your car faster than using a 3-Pin plug socket.



## CREATING THE RIGHT ENVIRONMENT

Did you know that we incorporate open green spaces in and around our developments, which helps local wildlife and the environment, by planting wildflowers, trees and orchards. Each of our developments are designed to be bat-friendly, with bat boxes and lighting installed.



For more information, please visit our website - [www.bakerestatesltd.co.uk](http://www.bakerestatesltd.co.uk)



# HOME EXCHANGE

An easy solution to selling your home

## HOW IT WORKS - A STEP-BY-STEP GUIDE

### STEP 1

We arrange for up to three independent agents to visit and value your property.

### STEP 2

We will then make a fair offer based on the valuations provided.

### STEP 3

Once you accept our offer and sign our reservation document, conveyancers start the legal process.

### STEP 4

The appointed estate agents will start marketing your property on our behalf.

### STEP 5

Start packing for the big day. You'll stay in your home until your new home is ready.

### MOVING DAY

Your new home awaits! Remember we are with you from start to finish - every step of the way.



BAKER  
ESTATES

[www.bakerestatesltd.co.uk](http://www.bakerestatesltd.co.uk)

## HOW DOES HOME EXCHANGE WORK?

If you're eligible for Home Exchange, we make you an offer on your property, and with your home now sold, you are able to buy your new Baker Estates home immediately.

## HOW DOES THIS HELP ME?

The process of finding a buyer for your home can often be stressful, which is why our customers use Home Exchange. We will buy your home so you can reserve a Baker Estates home, eliminating the worry that your chain may fall through, as you know that you have a guaranteed buyer.

## HOW DO YOU KNOW WHAT MY HOME IS WORTH?

We will consult up to three local estate agents to value your property and produce a detailed Property Valuation Appraisal. We will advise you of our offer, and if you accept, it's off to the development to go through the reservation paperwork and start the process. It couldn't be more easy!

## NO DELAYS, NO CHAINS AND STRESS FREE!

You'll stay in your present home until your new house is ready for you to move into and you won't pay estate agents fees.

## WHAT HAPPENS TO MY OLD HOME?

We will arrange to place your home on the market, via our network of estate agents and start marketing the property on our behalf.

