



OKEHAMPTON  
O.I.E.O. £500,000

High Specification & Extended Unique 4 Bedroom Home

 4 Bedrooms  2 Bathrooms  2 Reception Rooms  EPC Rating: D (63)

  
MILLER  
TOWN & COUNTRY



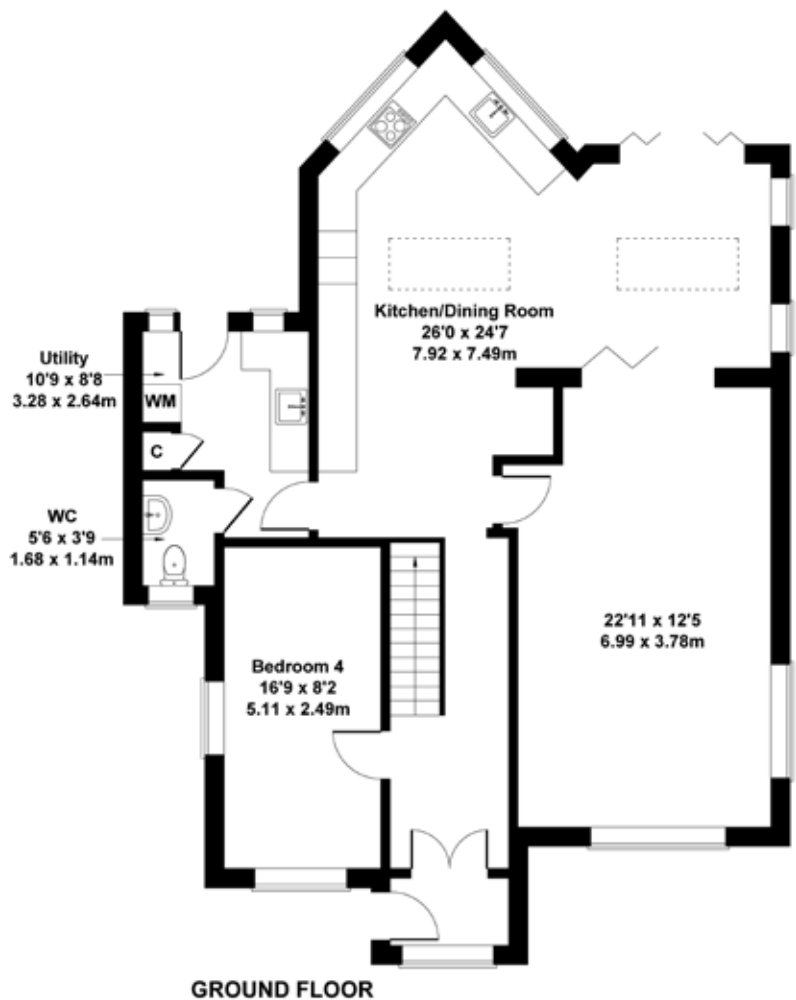
- » Unique & Distinctive 4 Bed House
- » Architect-Designed Kitchen-Diner Extension
- » Fantastic for Indoor-Outdoor Living
- » Completely Updated in Recent Years
- » Professionally Landscaped to Front & Rear
- » Private Parking for 4+ Cars
- » Short Walk to Rail Station
- » Walk to Town & Beautiful Simmons Park

## The Property

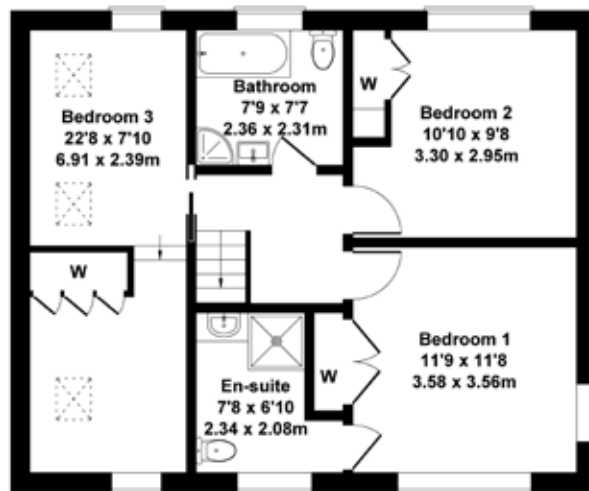
The current owners of this property have completely transformed it in recent years, and the results are phenomenal. The updates start from the moment you reach the drive, which has been replaced with attractive & eye catching brick pavers and allows parking for numerous cars. Once inside the front door, the hallway leads to the former garage, which has been converted to accommodation space and now provides the 4th bedroom with bespoke built-in home office at one end. At the end of the hall is the most impressive feature - an exquisite L-shaped kitchen / diner extension of approximately 26 ft x 24 ft with architecturally interesting angles, fully integrated appliances, extensive windows, 2 lantern ceiling lights and an island that easily seats four. Internal bifold doors lead from the dining area to the nearly 23 ft long dual aspect living room, and the remodeled utility and WC complete the ground floor. Upstairs two previously smaller bedrooms have been joined to make one nearly 23 ft long bedroom, the primary bedroom has a new en suite and fitted wardrobes, and there is an additional bedroom and fully updated bathroom.



Approximate Gross Internal Area  
1752 sq ft - 163 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## Ground Floor

Living Room 12'5" max x 22'11"  
Kitchen 24'7" max x 26'0"  
Utility 8'8" x 10'9"  
WC 3'9" x 5'6"  
Bedroom 4 / Home Office 8'2" x 16'9"

## First Floor

Bedroom 1 11'8" x 11'9"  
En Suite 7'8" x 6'10"  
Bedroom 2 9'8" x 10'10"  
Bedroom 3 7'10" x 22'8"  
Bathroom 7'9" x 7'7"

## Services:

Mains electricity, gas, water, drainage.  
Gas-fired central heating

## Council Tax Band: D

Tenure: Freehold

## Outside

The wow factor continues outdoors at this fantastic family home. Accessed via show-stopper bifold doors from the dining area, the outdoor space is perfectly arranged to enable indoor / outdoor living and entertaining and is finished to an exceptionally high standard.

The entire exterior of this home has been professionally landscaped in recent years, including a stylish brick paver drive, flagstone patio with stacked stone wall spanning the entire rear elevation, a raised patio with pergola and a raised lawned garden. The flagstone patio wraps around the side of the home where there is a large and practical timber shed for storage of garden tools etc.

## Location

The property is located in the vibrant town of Okehampton on the established and popular Leeze Park estate, which is just 2/10 of a mile from Okehampton Station and less than 1/2 mile from the town centre, home to 3 supermarkets and a wide variety of independent and interesting shops and services.

Okehampton Station provides rail connectivity to Exeter and long distance travel can be made from there to London; the A30 corridor is also on the doorstep. The city of Exeter offers an extensive commercial and retail centre as well as additional road and air links.



**Agent's Note:** The owners have brought this property to market slightly ahead of schedule, and redecoration in the hallway is not yet complete. These works are scheduled to be completed in June 2024 and will be finished to the same high standard as the rest of the property.

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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
they form part of any contract.

