



## Detached Converted Coach House in Village

CHECK OUT this Detached COACH HOUSE in the Village of Woodbury. Close to Exeter City, M5, A30, Exmouth, Sidmouth & Budleigh Salterton. Surrounding Countryside. Open Plan Kitchen Dining, Living Room, 3 Bedrooms, Cloakroom, Bathroom & Ensuite Shower. Lots of natural light, space, front Garden & Parking

[The Old Coach House, Oakhayes Road | Exeter | EX5 1HS](#)





PROPERTY TYPE

Barn Conversion



SIZE

1,378 sq ft



LOCATION

Village



AGE

Victorian (1837 - 1901)



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Patio



EPC RATING

C



COUNCIL TAX BAND

E



### in a nutshell...

- 3 Bedrooms
- Open Plan Kitchen Dining
- Living Room
- Lots of natural light & space throughout
- Cloakroom, Bathroom & En-suite Shower
- Front Garden area
- Allocated Off Road Parking
- Close to M5 , A30 & Exeter City
- Close to Beaches & surrounding Countryside







## the details...

CHECK OUT this modern refurbished former Victorian style Coach House, located in the Village of Woodbury, less than 10 miles away from Exeter, in East Devon. Close by is the M5 & A30 Bypass, a short drive to Exmouth, Sidmouth & Budleigh Salterton Beaches & the East Devon Countryside. The Town of Cranbrook is not far with Rail Station to London Waterloo and Exeter and Exeter Airport.

Set in a courtyard, away from the road, the Coach House has a walled front Garden area in front, with an allocated Off Road Parking space.

The front Porch leads on through to the Hallway, with Ground Floor Cloakroom in front, Living Room to the left and Kitchen Dining Room to the right.

The Open Plan Kitchen Dining room has plenty of space. There is a modern fitted Kitchen with plenty of cupboards, storage, work surfaces and a gas hob with cooker hood, electric cooker, dishwasher, washing machine and integral fridge freezer. A dual aspect room with x2 windows overlooking the front and 1 to the side, giving a light open space, with wood laminate flooring and ample room for a dining table and chairs making a great space for entertaining.

The Living Room at the opposite end of the Coach House is also a dual aspect space, with French Doors overlooking the front & a window to the side, again giving lots of light to this spacious room.

At the top of the stairs along the Landing the main Double Bedroom has an En-suite Shower Room. There are 2 further Double Bedrooms and a Bathroom. All with good natural light and plenty of space throughout.

This a very well presented and refurbished Coach House, with lovely rural surrounding Countryside, in a Village that is easily accessible, close to all that is needed, yet still peaceful.

Well worth a look!

Tenure: Freehold  
Council Tax Band E



## what the owner loves most...

“The light nature of the property throughout and the mix of modern and aged characteristics”

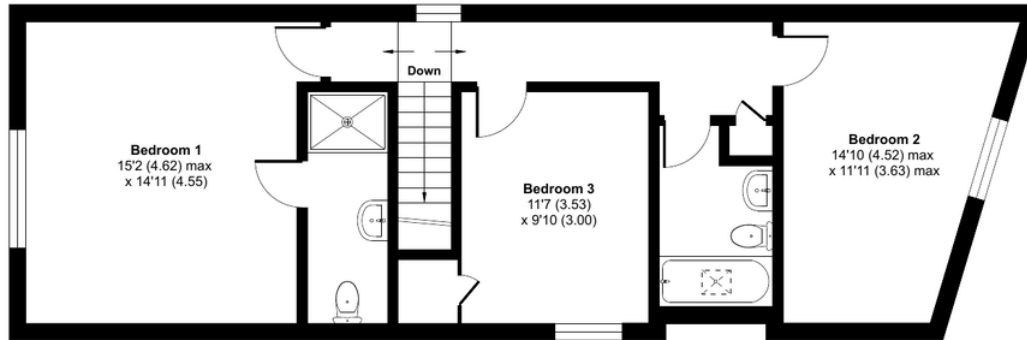


the floorplan...

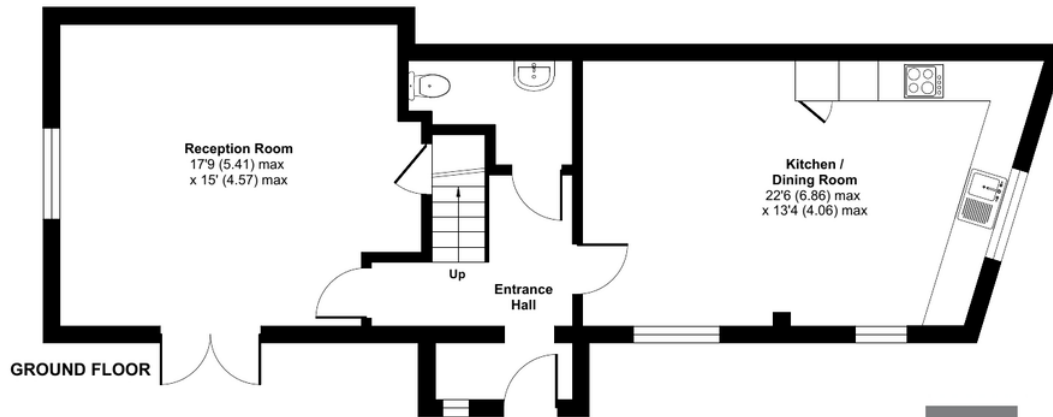
## Oakhayes Road, EX5

Approximate Area = 1378 sq ft / 128 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlcchecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1162957



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bear in mind...

This property has the opportunity to open it's doors to all kinds of buyers, from first time buyers, to investors, to growing families and to those who wish to downsize.



## the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport.

### Shopping

Late night pint of milk: Co-op (West Clyst) 0.1 mile

City centre: Exeter 3.7 miles

Supermarket: Morrisons 2.6 miles

### Relaxing

Beach: Exmouth 10.9 miles

Park: Arena Park 1.8 miles

Exeter Golf and Country Club: 4.8 miles

### Travel

Bus stop: Main Rd/B3181 0.3 miles

Train station: Polsloe Bridge 2.4 miles

Main travel link: M5 3.4 miles

Airport: Exeter 4.8 miles

### Schools

Stoke Hill Junior School: 2.9 miles

Pinhoe Primary School: 0.9 miles

Exeter School: 2.4 miles



Need a more complete picture? Get in touch with your local branch...

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