



Stunning Modern Village Residence – Perfectly Designed for Family Living

Nestled in the heart of a picturesque East Devon village, this beautifully presented six-bedroom double-fronted detached home, situated on a development of only 5 luxury, detached homes, offers a harmonious blend of contemporary design and timeless charm. Spanning an impressive 2,689 sq ft, the property boasts exceptional living spaces, luxurious finishes, and a location that balances tranquillity with convenience.

5 Little Field | Exeter | EX5 2FY



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

2,494 sq ft



LOCATION

Village



AGE

Modern



BEDROOMS

6



RECEPTION ROOMS

1



BATHROOMS

4



WARMTH

Gas Fired Central Heating
Including Ground Floor Underfloor
Heating



PARKING

Garage and Carport



OUTSIDE SPACE

Garden, Large Garden,
Patio



EPC RATING

78C



COUNCIL TAX BAND

F



Key Features at a glance:

- Popular East Devon Village
- Six spacious bedrooms, including a master suite with a luxurious en-suite
- Four bathrooms (three En-suites, and a ground-floor cloakroom)
- Elegant living room
- Stunning open-plan kitchen/dining area with bi-fold doors to the garden
- Landscaped garden with patio, carport, garage, driveway and recreational space
- EV Car Charger
- Prime village location with excellent transport links and amenities nearby
- 5-year NHBC Warranty







The details...

Ground Floor: Sophisticated Living and Entertaining Spaces

As you enter through the solid wood front door, you are welcomed into a bright and airy entrance hall with high ceilings, wood accents, and stunning herringbone flooring, creating an immediate sense of elegance.

The open-plan kitchen and dining area serves as the heart of the home, meticulously designed with sleek quartz countertops, integrated appliances, and shaker-style cabinetry. The island unit provides both style and practicality, offering additional seating and preparation space. Bi-fold doors seamlessly connect the indoors to the beautifully landscaped garden, making this space ideal for family gatherings or entertaining guests.

The adjoining formal living room is a haven of comfort, featuring a large bay window that floods the room with natural light and a charming fireplace, perfect for cozy evenings.

Practicality is woven into every detail, with a separate utility room providing ample storage and workspace, as well as a convenient cloakroom for guests.



First Floor: Luxurious and Versatile Accommodation

Upstairs, the property truly comes into its own with six generously proportioned bedrooms, each designed to cater to various family needs.

The master suite is an exquisite retreat, spanning the entire width of the house. This expansive space features:

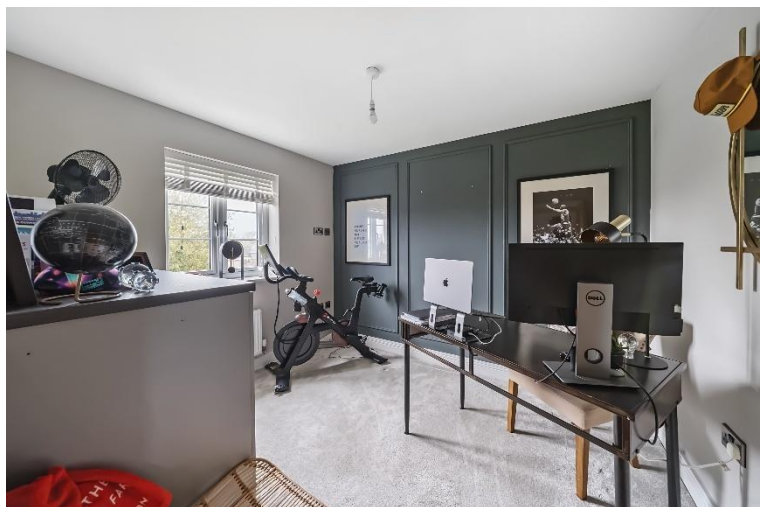
- A luxurious en-suite bathroom complete with a large walk-in rainfall shower, a double vanity with stylish sinks, a freestanding bath, and heated towel rails.
- Substantial built-in wardrobes and additional storage, ensuring a clutter-free, serene environment.

The remaining five bedrooms are equally impressive:

- Bedroom 2: A spacious double with its own en-suite, featuring a walk-in rainfall shower and chic fittings.
- Bedroom 3: A large double room with countryside views and bespoke built-in storage.
- Bedrooms 4 and 5: Versatile spaces currently used as a games room and study, offering flexibility for growing families or working professionals.
- Bedroom 6: A cozy room with charming features, ideal for a nursery or guest accommodation.

A well-appointed family bathroom with modern fixtures serves the additional bedrooms, ensuring comfort and convenience for all.

Tenure – Freehold
Council Tax Band F

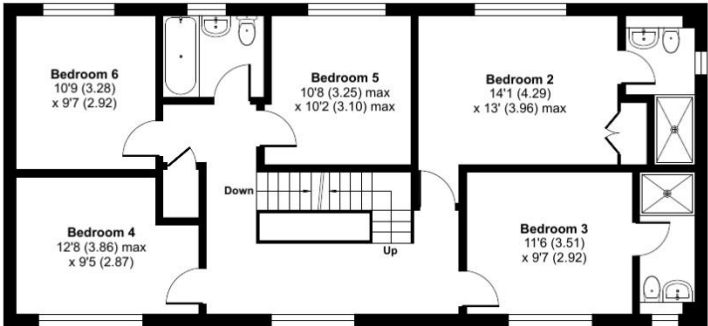
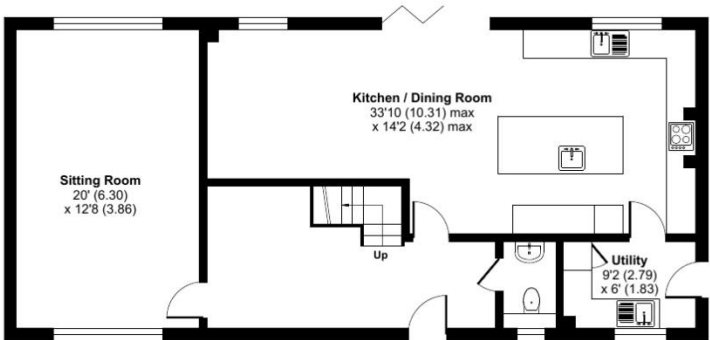
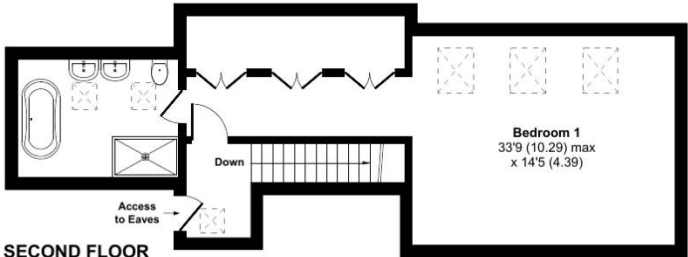
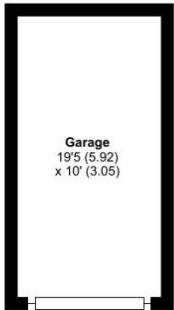


The floorplan...



Little Field, Rockbeare, Exeter, EX5

Approximate Area = 2494 sq ft / 231.7 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 2689 sq ft / 249.8 sq m
For identification only - Not to scale



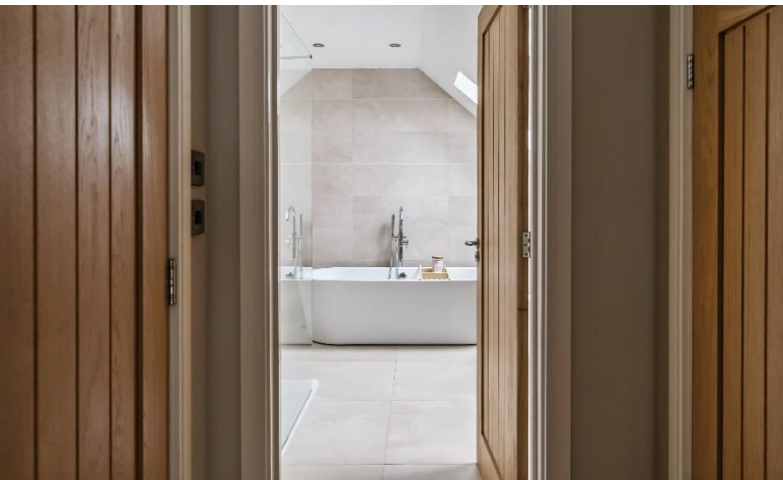
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Outdoor Living: South Facing Landscaped Gardens and Practical Features

Step outside to a fully enclosed, landscaped garden that offers the perfect setting for outdoor living. The patio area is ideal for alfresco dining or summer barbecues, while the lush lawn and countryside views create a sense of peace and privacy.

A detached garage, carport, and ample off-road parking cater to practical needs, while a designated recreational area, including a mini basketball court, adds a unique touch for family enjoyment.

AGENTS NOTE - We have been informed by our vendor client that the neighbouring property has a Right of Way through the gate at the bottom of the garden. We have also been informed by our vendor client that there is an estate charge of £2000 per year, for the maintenance of the private road and the surrounding landscape.



The location...

Situated in the charming village of Rockbeare, this home is perfectly positioned to enjoy the best of East Devon. Local amenities include:

- Rockbeare Primary School and other highly regarded schools nearby
- Convenient access to the A30 and M5, with Exeter and Cranbrook just a short drive away
- A thriving community with local shops, cafes, and countryside walks on your doorstep



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