



LITTLE FIELD

Rockbeare, EX5 2FY

complete.
thoroughly good property agents



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Nestled in the heart of this picturesque East Devon village, this beautifully presented 6 Bedroom Double-Fronted Detached FAMILY HOME, situated on a development of only 5 LUXURY Detached Homes, offers a harmonious blend of contemporary design and timeless appeal. The property spans an impressive 2,494 square feet and features exceptional living spaces, luxurious finishes, and a location that balances tranquilly and convenience.

Nearby bus stops provide services to Exeter City Centre, Honiton and Axminster and the mainline Cranbrook train station is approximately 6 minutes' drive away with regular services to London Waterloo in under 3 hours.

Rockbeare is a small village in the county of Devon, England. It is located approximately 7 miles east of Exeter and surrounded by beautiful countryside. The village has a population of approximately 500 people and is known for its historic buildings and picturesque scenery.

Rockbeare is home to several local businesses, including a pub, a village shop, and a post office. The village has a strong sense of community, with regular events and activities held throughout the year. These events include a summer fete, a Christmas market, and a village quiz night. Overall, Rockbeare is a charming and peaceful village that provides a high quality of life for its residents.

Tenure - Freehold.

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*A BEAUTIFUL
modern family
home with plenty
of space, natural
light, and a large
garden nestled in
the quiet village
of Rockbeare*



Detached



Picturesque Village



6
Bedrooms



2
Bathrooms



1 Reception
rooms



Off Road Parking,
Garage



Private Garden



Council
Tax: F







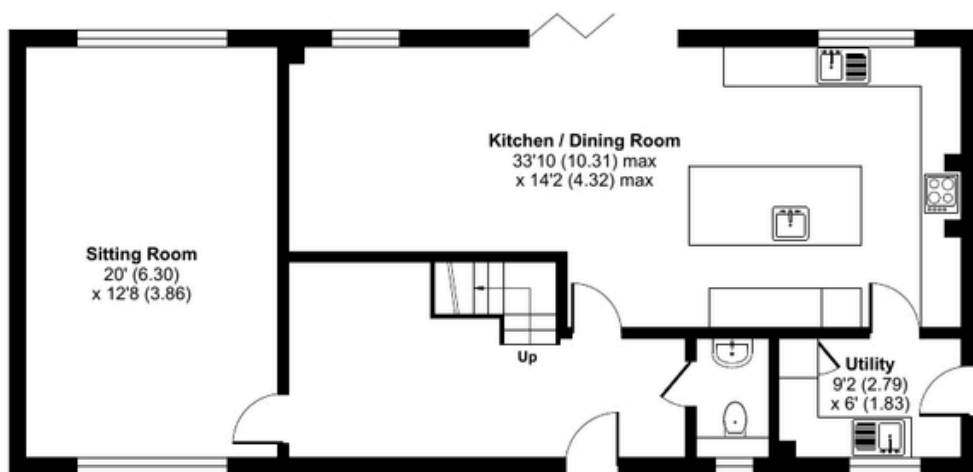
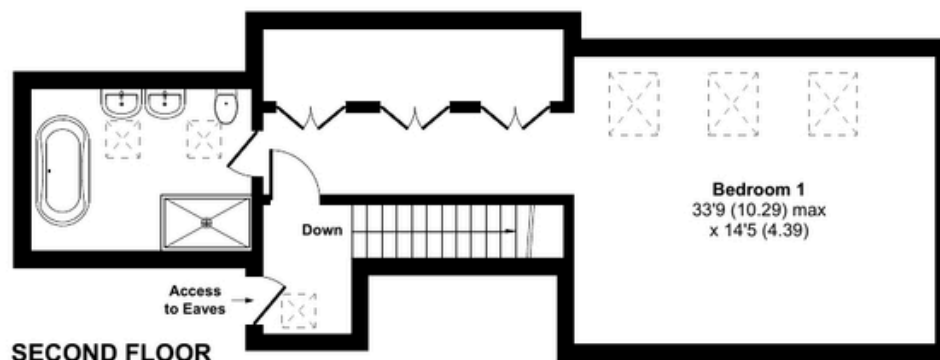
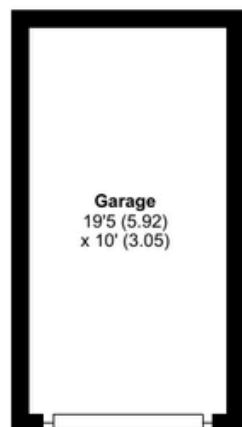
Little Field, Rockbeare, Exeter, EX5

Approximate Area = 2494 sq ft / 231.7 sq m

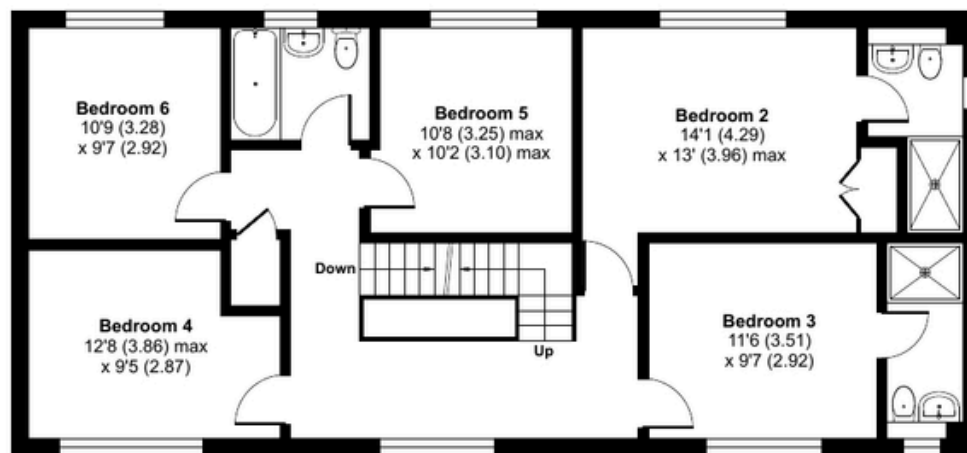
Garage = 195 sq ft / 18.1 sq m

Total = 2689 sq ft / 249.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



THE HOME...

As you walk through the solid wood front door, you are greeted by 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 is the heart of the home, meticulously designed with sleek quartz countertops, integrated appliances, and shaker-style cabinetry. The island unit combines style and functionality, providing additional seating and preparation space. The bi-fold doors seamlessly connect the indoors to the beautifully landscaped garden, making this space ideal for family gatherings or entertaining guests.

The formal living room is filled with natural light and a cosy fireplace, making it a comfortable space for relaxing evenings.

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

The first floor offers luxurious and versatile accommodation.

Upstairs, the property truly shines, with six generously proportioned bedrooms, each designed to meet different family needs.

The Master Suite is a stunning retreat that spans the entire width of the home. This expansive space includes:

- Luxurious En-Suite bathroom with walk-in rainfall shower, double vanity with stylish sinks, freestanding bath, and heated towel rails.
- Large built-in wardrobes and ample storage for a clutter-free, serene environment.

The remaining five bedrooms are equally impressive. The additional bedrooms benefit from a comfortable and convenient family bathroom with modern fixtures.

- Bedroom 2: A large double room with an en-suite bathroom that includes a walk-in rainfall shower and stylish fixtures.
- Bedroom 3: A spacious double room with country views and custom built-in storage.
- Bedrooms 4 and 5 are versatile spaces that can be used as a games room or study, making them suitable for families or professionals.
- Bedroom 6: A cosy room with charming features, perfect for a nursery or guest room.

Outdoor Living: South Facing Landscaped Gardens with Practical Features.

Step outside into a fully enclosed, landscaped garden, the ideal setting for outdoor living. The patio area is ideal for alfresco dining or summer barbecues, and the lush lawn and countryside views provide a sense of tranquilly and privacy.

A detached garage, carport, and plenty of off-road parking meet practical needs, while a designated recreational area with a mini basketball court adds a special touch for family fun.





LOCATION

Please check Google maps for exact distances and travel times. Property postcode: EX5 2FY



SCHOOLS

Schools

- Rockbeare Church Of England Primary School And Pre-School
- 0.2 miles
- Age: 3 - 11
- Cranbrook Education Campus
- 1.4 miles
- Age: 2 - 16
- Exeter School
- 6.7 miles
- Age: 6 - 19

TRANSPORT LINKS

- Local Bus Service
- Rail Station - Cranbrook 2.5 miles
- Exeter Airport 3.2 miles

