



1 LOWER THREE ACRES,
CRABROOK, EX5 7DZ

complete.
thoroughly good property agents



1 LOWER THREE ACRES, CRANBROOK, EX5 7DZ

Discover this substantial, modern detached family home, thoughtfully arranged over three spacious floors. Boasting five double bedrooms, including a master with en-suite, this property offers generous living throughout. A double garage, ample driveway parking, and a large enclosed rear garden complete the package, making it ideal for growing families or those who love to entertain.

Situated near the charming village of Rockbeare, on the outskirts of the vibrant new town of Cranbrook, this home combines countryside tranquillity with easy access to local amenities and transport links.

- Tenure: Freehold
- Council Tax Band F
- Main Utilities, District Heating System, Electric, Water & Drainage

*“This home
has had
everything we
have needed,
great location,
plenty of
space, large
garden and
double
garage. We
have been
very happy
here!”*



Detached



Town



5
Bedrooms



3
Bathrooms



Lounge,
Kitchen/Dining +
Utility



Double Garage and
Off Road Parking



Garden
& Patio



Council
Tax: F





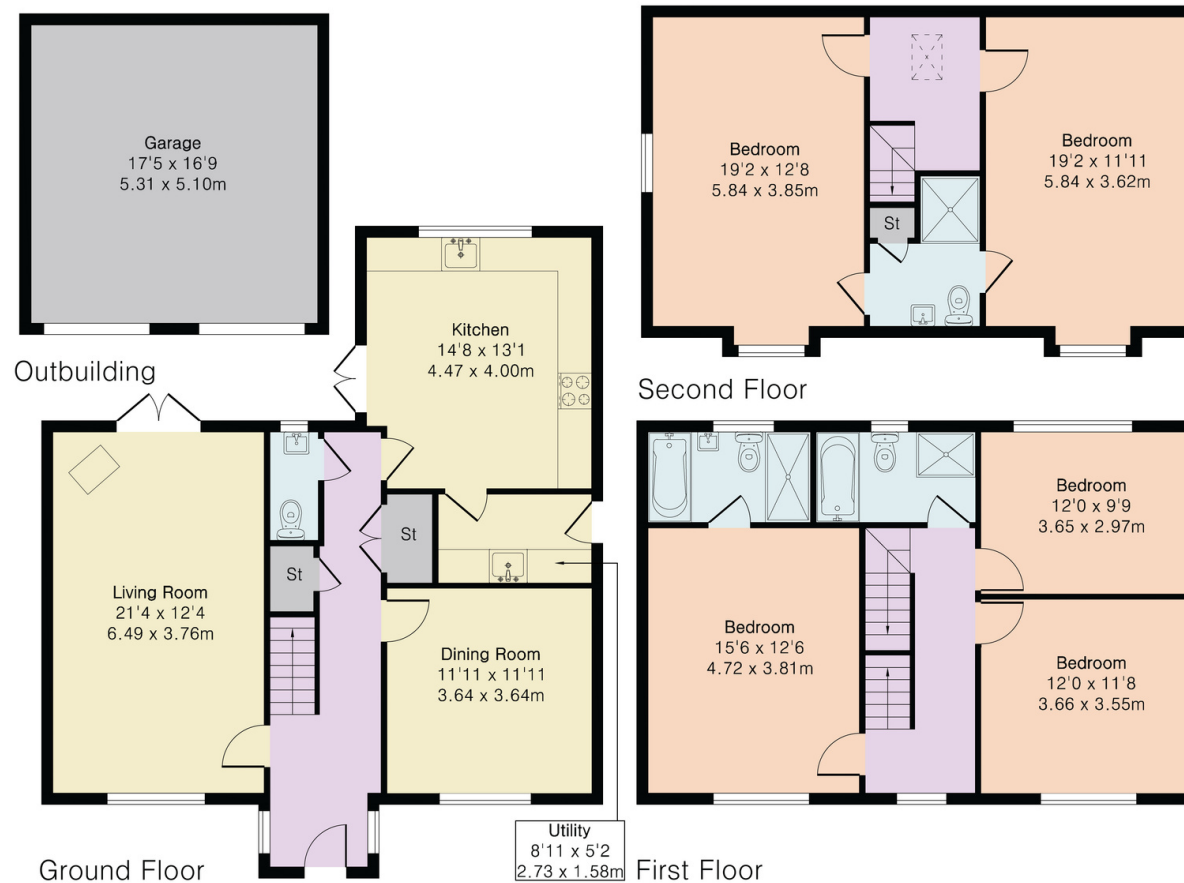
**Approximate Gross Internal Area 2077 sq ft - 194 sq m
(Excluding Garage)**

Ground Floor Area 837 sq ft – 78 sq m

First Floor Area 663 sq ft – 62 sq m

Second Floor Area 577 sq ft – 54 sq m

Garage Area 291 sq ft – 27 sq m



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...

Set back from the road, this beautiful property enjoys a sense of privacy as the driveway opens onto a wide tarmac parking area in front of the double garage.

A paved pathway leads through the front garden to the entrance porch which welcomes you into the generous entrance hallway. Inside, it is beautifully presented with light and neutral décor throughout and feels warm and welcoming with community central heating and double glazing.

A door to the left leads you into large, carpeted sitting room. This bright and airy room enjoys a dual aspect from the front facing window and french doors leading to the rear garden and benefits from a wood burner that creates a warming focal point.

The modern kitchen is located at the rear of the property and offers a generous, well-designed space for everyday living and entertaining. It features ample work surfaces and storage, along with integrated appliances including an electric oven, ceramic hob, dishwasher, and pantry-style fridge. French doors open directly onto the rear garden, creating a seamless indoor-outdoor connection. Adjacent to the kitchen, a separate utility room adds further convenience, with additional storage, a sink, and space for a washing machine.

The final rooms on the ground floor include a separate dining room overlooking the front of the property, a cloakroom fitted with a WC and wash basin, under stairs storage and a generous storage cupboard in the entrance hallway.

The first floor offers three comfortable double bedrooms and the main family bathroom. The master bedroom features a luxurious en-suite, complete with half-tiled walls, a bath, WC, wash basin, and a double shower.

Stairs rise to the second floor, where you'll find two further double bedrooms. These rooms share a well-appointed Jack and Jill en-suite, complete with a WC, wash basin, shower, and built-in storage.

Outside, the rear garden is generously sized and fully enclosed, offering a safe, secure space for both children and pets. Designed for low-maintenance living, it features a patio terrace, lawn, and useful storage sheds. A rear gate provides convenient access to the double garage, which is equipped with a new resin flooring, lighting and power, as well as to the driveway parking at the front of the property.

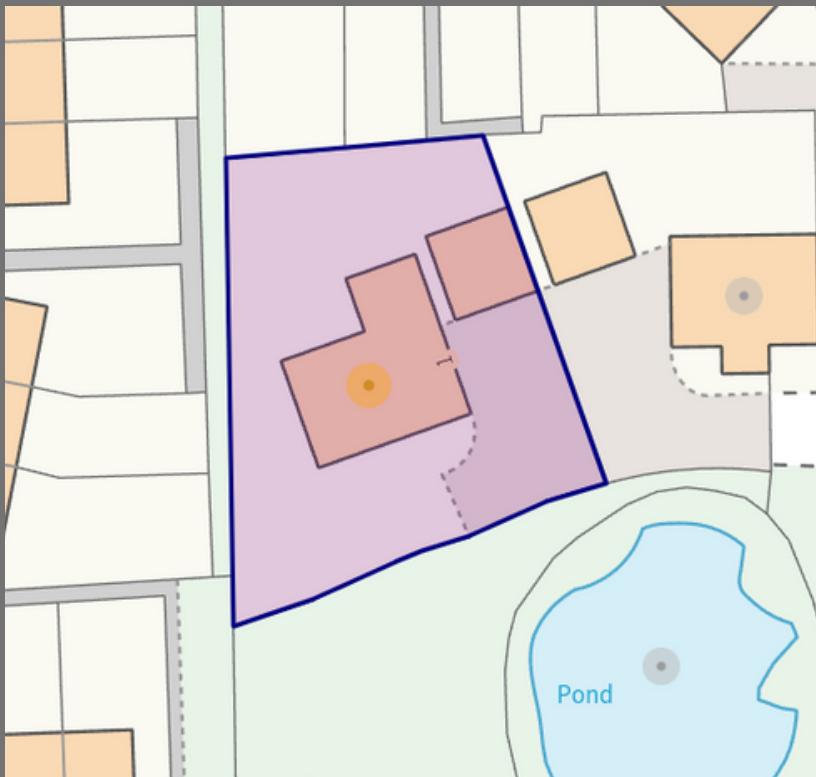
AGENCY NOTE -

The vendors have advised that there is an annual management and maintenance service charge applicable to the estate. This charge does not relate to the property itself, but covers the upkeep of shared amenity areas, including the play park situated in front of the property and landscaped verges throughout the estate.

The cost is divided equally among 55 properties. For the year 2024, the service charge was £239.40 per property, covering a 12-month period.







LOCATION

Please check Google maps for exact distances and travel times. Property postcode: EX5 7DZ

Schools

- St Martin's C of E Primary & Nursery School
- Cranbrook Education Campus Combined primary and secondary school

Bus stops

- Jack in the Green Inn, Exeter EX5 2E (0.3 miles)

Transport Links

- Cranbrook Rail Station 2 mi
- Exeter International Airport 3.5 mi
- M5 6.5 mi



COMPLETE - Thoroughly Good Property Agents

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Our note: For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property. SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

SIGNATURE HOMES

complete.