



## Ogwell, Newton Abbot

4x  3x 

ENERGY RATING  
F30

- Video Walk-through Available
- Detached Character Home
- 4 Bedrooms (1 en-suite)
- 3 Reception Rooms
- Highly Sought-After Location
- Almost Half Acre Plot
- Wonderful Gardens
- Extensive Parking and Double Car Port
- Detached Garden Studio
- Tucked Away, Semi-Rural Position

**Guide Price:**  
**£795,000**  
FREEHOLD

Stable Cottage, Rectory Road, Ogwell, Newton Abbot, TQ12 6AH



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

## Stable Cottage, Rectory Road, Ogwell, Newton Abbot, TQ12 6AH

A wonderful detached character home in an exclusive and highly-coveted address on the edge of a picturesque village.

Thought to have been created from the conversion of a stone stable block many years ago, the property was significantly enlarged and remodelled in the early 2000s to now provide an impressive and individual home seamlessly teaming attractive character features with functionality and a contemporary twist.

Occupying a wonderful plot approaching half an acre in total, the rear garden is a great feature with one side boundary enclosed by an attractive tall stone wall and being mainly laid to a wide and long expanse of lawn with a terrace adjoining the home. Within the garden is a lovely detached studio-style building with floor-to-ceiling glazing on two side aspects and a vaulted ceiling, ideal for hobbies or as a home office. At the front, a driveway provides access to two areas of courtyard providing extensive parking and access to a detached timber-frame double carport with attached store.

Rectory Road has over recent years become one of the area's most sought-after locations and is made up mainly of large individual detached houses on large plots. The pretty village of East Ogwell with its active community home to several clubs and societies is around half a mile's walk. Newton Abbot town centre with its first-class selection of shops and stores and excellent road and rail links is around a mile and half's drive.

### The Accommodation:

Stepping inside, the property offers plenty of space, the ground floor flowing well. A stable door opens into the hallway, off which is a wet room style shower room/WC and a good-sized separate utility with door to outside. At one end of the house is the sitting room with wood burner and double-aspect glazing including French doors to the rear garden. The kitchen is fitted with a high-quality range of cabinets supplied by Peter Booth Kitchens and includes a fashionable island, granite counter tops, and an integrated Sandford Range (similar to an Aga), double bowl Belfast sink, oven, hob, dishwasher and fridge. Off to the side of the kitchen is a cosy sitting room with two sets of French doors to the garden. The largest reception room is a triple-aspect family/dining/living room which is accessed from the kitchen on an open-plan basis with two openings and also from via a glazed door in the lounge.

On the first floor the landing, with windows overlooking the rear garden, provides access to four bedrooms and a family bathroom. The principal bedroom has a feature vaulted ceiling with exposed beam, a walk-in wardrobe and en-suite shower room again with a vaulted ceiling and a white suite of oversized shower, WC and basin.

### Outside:

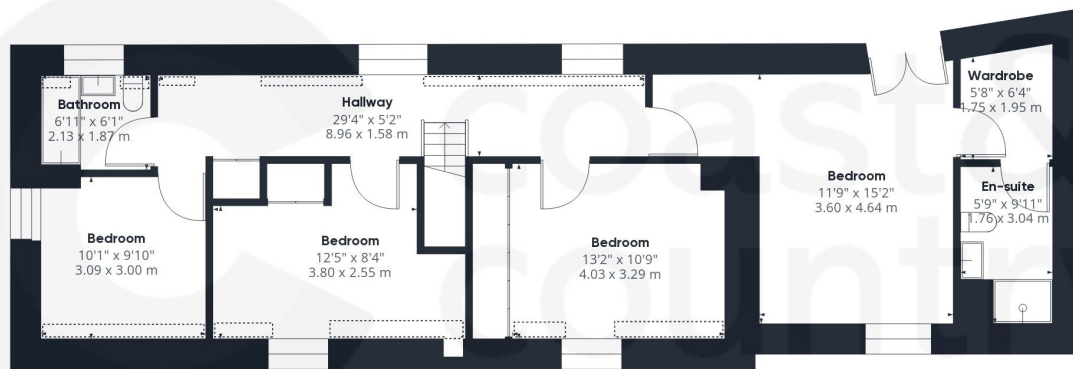
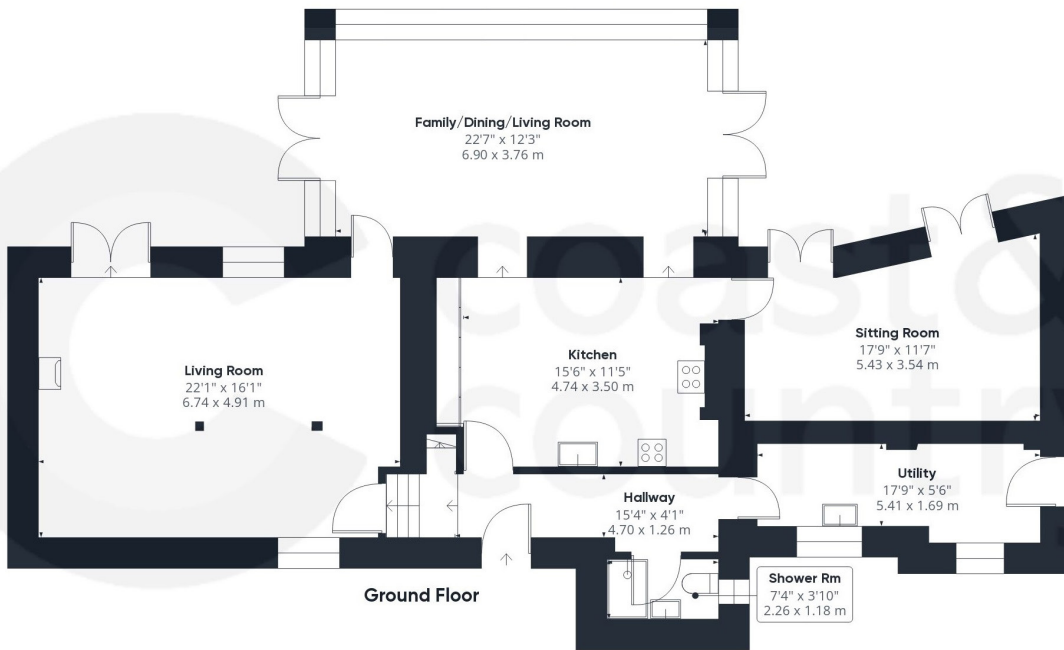
Fabulous plot of almost half an acre in total with a wide and long expanse of rolling lawn to the rear with terrace adjoining the property and all privately enclosed, partly by an attractive stone wall.

### Parking:

Two forecourt areas at the front for multiple vehicles and a detached double carport with attached store.



# Stable Cottage, Rectory Road, Ogwell, Newton Abbot, TQ12 6AH



**Approximate total area**

2263.56 ft<sup>2</sup>  
210.29 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Oil-fired central heating.

The property has a right of access over the private driveway to Ogwell Grange Care Home.

There may be a liability for contributions towards maintenance of this driveway.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	30 F	
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.