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THE AWARD WINNING
ESTATE AGENTS

Rowan House, Ogwell Green
Freehold



Rowan House, Ogwell Green, Ogwell, TQ12 6AG

A fabulous individual detached home with stunning interior and spectacular views.

- Superb Individual Detached House
- 5 Bedrooms (1 en-suite)
- Generous Living Spaces
- Show-Stopping Kitchen and Separate Utility
- Spectacular Open Views
- Gated Driveway and Double Garage
- 0.7 Acre Plot (approx)
- Coveted Address
- Rare Opportunity
- Much Privacy and Seclusion

With style and sophistication, this stunning individual detached house has much to offer and represents a most unique and desirable opportunity.

Originally dating from the 1980s, the home has been the subject of extensive remodelling and refurbishment over recent years, finished with an attention to detail to now offer a home of distinction with an up-to-the-minute interior.

Enjoying spectacular and dramatic views over miles of beautiful countryside, with much of Dartmoor providing a dramatic backdrop in the distance, the property is situated in what is considered by many home buyers and property professionals as TQ12's most desirable and exclusive location.

The picturesque village of East Ogwell offers a vibrant and active lifestyle opportunity with a great community and many clubs and societies. Communication links are also well provided with the A38 Devon Expressway around 5 miles' drive, the A380 South Devon link road around 2 miles and the well-served market town of Newton Abbot with its main line railway station around 1.5 miles' drive.

ACCOMMODATION

Stepping inside, the light-filled and superbly presented accommodation has been remodelled for a contemporary lifestyle, with sleek flowing lines and an open plan theme. The ground floor is stylishly arranged on a split-level basis with the main living room area having a double height ceiling and galleried landing at first floor level. There is a show-stopping kitchen with a fabulous and comprehensive range of cabinets, large fashionable island, solid surface countertops and a selection of integrated appliances including twin dishwashers, all flooded with natural light and drinking in the views through

large sliding doors to the adjacent terrace. There is also a large double-aspect sitting room with access to the garden with a good-sized plumbed laundry room and guest cloakroom/WC completing the ground floor.

At first floor level are five well-proportioned bedrooms and a well-appointed family bathroom. The master has a walk-in wardrobe and modern en-suite.

GARDEN

Tucked away close to the end of a small private cul-de-sac shared with just a handful of other high-end individual detached homes, Rowan House occupies a wonderful plot of around 0.7 acres with wrap-around gardens on three sides. Outdoor entertainment and summer dining options are provided by a sleek modern terrace on two sides, which is partly covered by an impressive oak-framed glazed canopy.

PARKING

The plot is accessed through high wrought iron gates onto its driveway which provides plenty of parking and access to a good size attached double garage.

The property is situated on a private road and there may be a liability for contributions towards maintenance.

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 \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.





AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council - Tax Band G

Services

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

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONS

From Newton Abbot follow signs for Totnes A381. At the Ogwell roundabout take the third exit (right) into Ogwell Road. Follow the road up Canada Hill. At the brow of the hill you will see a sign post on the right for Ogwell Green, turn left opposite the sign into the private drive (there is a wooden sign post with the names of the houses at the entrance). Rowan House can be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		