



6 Berrys Meadow | Spreyton | EX17 5DU

**STUART
OLIVER**
RESIDENTIAL

Property Location

EX17 5DU

A fabulous four bedroom modern A rated home located in the popular and sought after village of Spreyton. The property enjoys spectacular views over the neighbouring rolling countryside and a southerly facing rear garden. There are two smart, modern ensuite shower rooms and a luxury family bathroom.

- **Rare A rated energy rating**
- **Modern detached home**
- **Four bedrooms**
- **Spacious reception room with woodburner**
- **Vaulted ceilings**
- **Stunning far reaching views**
- **Two ensuites**
- **Luxury main bathroom**
- **Separate modern kitchen**
- **Garage and parking**

Situation

This Small development of unique homes is situated within the popular and sought after village of Spreyton. This rural community has a community shop with a post office service, a church, a village hall, a primary school, and an award winning public house, the Tom Copley Inn. The town of Crediton (11 miles) is easily accessible , as is Okehampton (11 miles) with its range of shops and services, three supermarkets including a Waitrose, hospital and secondary college. The city of Exeter (18 miles) offers an extensive range of shopping and business facilities, together with mainline railway stations to Waterloo and Paddignton, an international airport and M5 motorway connections. Dartmoor National Park is just three miles from Spreyton with its hundreds of square miles of unspoilt scenery and many outdoor pursuits including riding and walking. The A30 dual carriageway is easily accessible proving access west into Cornwall and east to Exeter.





This immaculate and well presented home was constructed approximately five years ago to the very highest of standards with particular attention to energy efficiency and unique design. This is a small development of just eight properties and number 6 is located to the rear with commanding views over miles of rolling countryside.

Upon arrival at the property you are greeted by a shingled driveway with parking for four cars, there is access to the single garage and side access to the rear garden. Once through the modern front door you enter the entrance hall with a door to the right into the cloakroom and a door to the left into the utility room. The utility room has space and plumbing for a washing machine and space for a tumble dryer. There is a counter work top with inset sink, a window over to the front and a door to the garage. The entrance hall opens out into the main reception space and this is the wow factor! you are immediately drawn to the wonderful picture windows with the far reaching views which really are stunning. The main reception room/dining room is a very generous size with high vaulted ceilings and an attractive modern fireplace with a woodburner for those cold evenings. There is a door to the rear of the reception room which leads out to a paved seating area to enjoy the sunsets. The modern upgraded kitchen is separated from the reception/dining room by a central wall and can be accessed from either side. The kitchen is modern and very well equipped. There are ample base and eye level units with generous amounts of work surface incorporating a breakfast bar peninsular. There is a quality free standing Lacanche range with an induction hob and cooker hood over, an integrated full height Siemens fridge and dishwasher. The kitchen has an area for a reading chair or a breakfast table in a corner which has floor to ceiling windows and a sliding patio door allowing you to enjoy the morning sunshine and the outstanding views.

From the dining area stairs descend to the garden level with a hallway offering two large storage cupboards and the hot water cupboard. On this level there are four generous bedrooms all with built in wardrobes and two with ensuite shower rooms. The master bedroom has a lovely floor to ceiling window to enjoy the garden views and a modern ensuite shower room, this room also benefits from a walk in wardrobe/cupboard. The main contemporary fully tiled bathroom is luxurious with a large walk in shower with a power shower, a free standing bath, a wc and a wash hand basin set within a vanity unit with storage drawers below and a large mirror over.


Outside access is either from the lower hallway or from the kitchen on the upper floor. From the kitchen the sliding door takes you out to a large patio area with views of the local church, the neighbouring rolling miles of countryside and the walled rear garden. From the patio there is a door to the garage. The patio has steps down to the main garden which is a super size and mainly walled with a gated rear access. The garden is lawned with flower bed boarders, shrubs and trees and there is a patio area leading along the back of the house. The rear garden gate leads you through to the communal area with an attenuation pond and adjacent paddock. This property is A rated and offers a range of modern energy efficient benefits including solar panels with feed in tariff and air source heat pump for hot water and central heating.

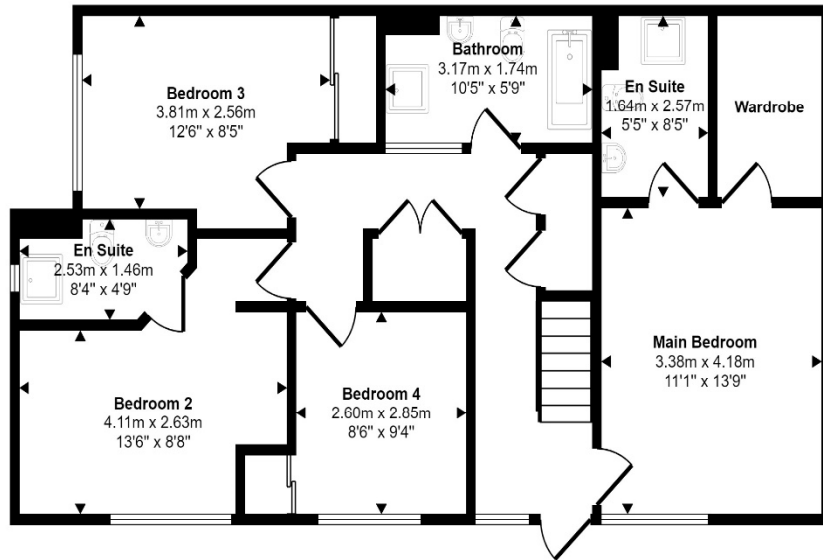






Approx Gross Internal Area
183 sq m / 1972 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A		94	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band: Band F
Tenure: Freehold



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