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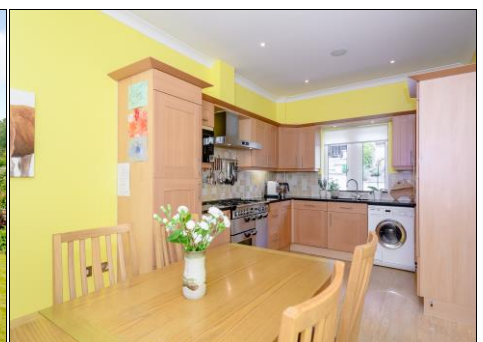
Philip D Fowler • 40 The Square • Chagford • Devon TQ13 8AB

9 Great Tree Park, Chagford, Devon TQ13 8JP

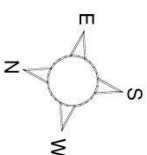
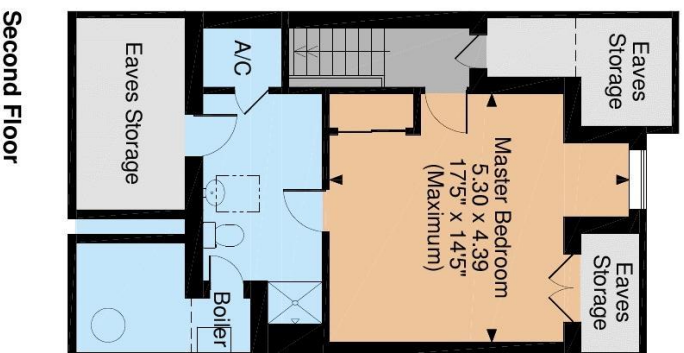
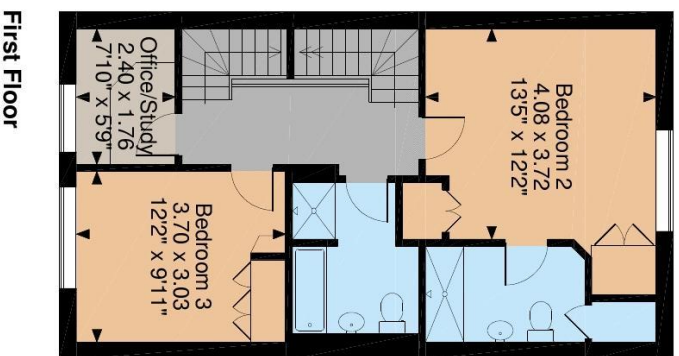
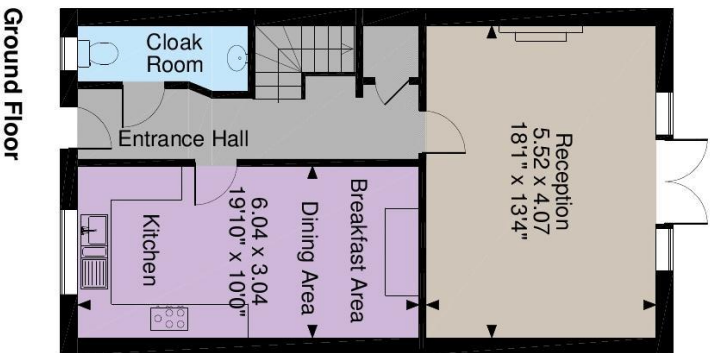
Price : £485,000 Freehold



- A high quality rural residential development •
- 18 acres of parkland and woods • Garage, car port and visitor parking •
- A bright and spacious home with high ceilings full double glazing and gas central heating •
- Entrance hall and w.c. • Spacious kitchen/dining room • Big bright sitting room •
- Three double bedrooms (two ensuite) • Family bathroom •
- Far reaching views of the Dartmoor countryside •

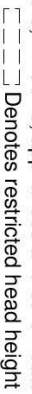


Great Tree Park, Chagford, Newton Abbot
 Main House internal area 1,590 sq ft (148 sq m)
 Garage & Carport internal area 291 sq ft (27 sq m)
 Total internal area 1,881 sq ft (175 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Denotes restricted head height

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The Property

9 Great Tree Park is one of the largest of the 11 properties on this high quality gated residential development. It is a centre terrace family home with high ceilings and large double glazed windows letting in lots of lovely natural light. The rooms are all of generous dimensions and they enjoy excellent rural views across the Dartmoor countryside. The accommodation comprises a good size entrance hall with a cloaks cupboard and a w.c., a large kitchen/breakfast room and a big lounge on the ground floor. On the first floor are two double bedrooms, one of which is ensuite, a study and a family bathroom with a bath and separate shower. On the top floor is a large main bedroom with an ensuite bathroom. To the rear of the property is an area of paved garden facing almost due south which has a gate to the communal parkland and woods. This property has the benefit of a large car port, a garage and visitor parking. This house must be viewed to appreciate its generous dimensions and quality setting.

Situation

Great Tree Park is located less than 2 miles from the ancient Stannary town of Chagford and only 3 miles from the A30 dual carriageway and approximately 18 miles from Exeter. Bustling nearby Chagford offers a wide variety of day to day and specialist shops, pubs and cafes, surgeries for doctor, dentist and vet, a Parish church, Roman Catholic church and chapel and a primary school, pre school and Montessori. Sports facilities include a football and cricket pitch with a pavilion, a tennis club, bowling club, children's play park and skate park and an open air swimming pool in the summertime.

Accommodation

Front entrance

The parking area is bounded by low walls and iron balustrade and a set of steps leads down to the paved pathway that serves the houses. There is exterior lighting and a multi locking front door.

Entrance hall

A good size hallway with a high ceiling, coving, four downlighters, panelled doors to all rooms, white painted balusters and a hardwood handrail to the staircase which has a large under stairs cupboard for coats and storage. The floor is laid with an oak finished laminate and there is a mat well. A single panel radiator is fitted.

W.C.

This has an obscure double glazed upvc window, a high ceiling which is coved, an oak laminate floor, a pedestal wash hand basin, an extractor fan and a ceiling light point.

Kitchen/dining room 19' 10" x 10' (6.04m x 3.05m)



This well proportioned room is fitted at one end with a good quality kitchen comprising a wide range of base and wall cabinets with light oak finished drawers and doors and extensive polished granite worktops, tiled splashbacks and worktop lighting and an inset sink with mixer tap. Fitted appliances include a Rangemaster range with a gas hob and electric ovens and grill with an extractor hood and lighting above, a dishwasher, fridge and a freezer and a microwave. The floor is laid with an oak laminate which extends into the dining area where there is a matching dresser with a polished granite top. Switch and plug plates are in brushed stainless steel and there are eight ceiling recessed down lighters. A upvc double glazed window faces to the front of the property.

Sitting room 18' 1" x 13' 4" (5.51m x 4.06m)



This is a big room with high coved ceilings and a pair of upvc double glazed doors and top lights with matching windows to the side and a view to the paved private garden which is south facing. Six downlighters are ceiling recessed and there is a fitted gas coal effect fire in a stone hearth with a matching mantel and hearth. Two double radiators are fitted, chromed switch and plug plates, a telephone point and TV and satellite points.

First floor landing

The landing has a tall ceiling and fitted coving and panelled doors to all rooms. There is a white painted balustrade with hardwood handrails, a wall mounted sconce light in the stairwell, two ceiling mounted downlighters and a single panel radiator.

Bedroom 2 13' 5" x 12' 2" (4.09m x 3.71m)



A bright south facing room with broad upvc double glazed windows with rural Dartmoor views. It has two fitted double wardrobes with hanging rails and shelving, a coved ceiling, a telephone point and a panelled door to the ensuite shower room.

Ensuite shower room

This has a fully tiled shower cubicle with a built in thermostatic shower, a glazed, sliding shower screen, a pedestal wash hand basin, a low level w.c., wall tiling to waist height, an extractor fan, a shaver point and a large built in storage cupboard. The floor is fully tiled and there is a plumbed heated towel rail.

Family bathroom

Fitted with a white suite of panelled bath with a chromed mixer tap, a pedestal wash hand basin, a low level w.c. and a built in shower cubicle which is fully tiled and has a built in thermostatic shower. Walls in the bathroom are tiled to half height and the floor is fully tiled, a shaver point is fitted, a mirror and light, four downlighters and a plumbed heated towel rail.

Bedroom 3 12' 2" x 9' 11" (3.71m x 3.02m)



A front facing twin room with a upvc double glazed window, coving, a pendant light point, fitted wardrobes with hanging rails and shelving and a single panel radiator.

Study 7' 10" x 5' 9" (2.39m x 1.75m)

At the front of the house with a upvc double glazed window, a fitted Neville Johnson office suite comprising a desk, drawers, cupboards and shelves and a single panel radiator.

Second floor landing

The staircase has white painted balusters and a hardwood handrail and leads to a small landing with a panelled door to a large walk-in eaves storage cupboard. There are two ceiling recessed downlighters and a ceiling mounted positive ventilation system. A second panelled door leads to bedroom 1.

Bedroom 1 17' 5" x 14' 5" max (5.30m x 4.39m)



This is a bright south facing room with a glorious view over the Dartmoor countryside. It has a large upvc double glazed dormer window, a coved ceiling, a built in eaves wardrobe, a fitted double wardrobe with sliding mirror doors, a telephone point, TV point, an access hatch to the modest roof void and a panelled door to the ensuite shower room.

Bedroom 1 ensuite shower room

This a large space with a big double glazed velux window. The floor is fully tiled and the walls tiled to half height, a fully tiled shower cubicle with a built in thermostatic shower, a low level w.c., a pedestal wash hand basin with a mixer tap and a shaver point above, a plumbed heated towel rail, an extractor fan, five downlighters, access to a large eaves storage area and a built in airing cupboard with a fitted electric heater and shelving. The boiler cupboard is sited in this room with a mains gas fired water tank boiler and timer.

Exterior

The garden



At the immediate rear of the house is a south facing garden which is paved and bounded by metal railings with a gate to the communal parkland and a path to the woods. The garden has plenty of space for pots and has an exterior light and a garden tap for watering.

The grounds

Amounting to about 18 acres in all, the grounds comprise both the extensive approach with parking for residents and visitors, lawns and mature hedgerows and the large area of grassed parkland and an orchard to the south of the properties and reached by a broad garden staircase or side path. To the west of the houses are paths into the extensive woodlands and a typical Dartmoor wooded valley with a fast flowing stream and great dog walks. It is a haven for wild fauna and flora.



Garage 17' 10" x 8' 8" (5.43m x 2.64m)

The single garage is situated beneath the coach house property at Great Tree Park. It has an up and over door and is fitted out with kitchen wall cupboards.

Car port 18' 5" x 7' 5" (5.61m x 2.26m)

Situated almost opposite the front of No 9 and of a good size.

Services

Mains water, electricity and gas. Great Tree Park has a waste processing digester which serves all the properties.

Maintenance fees

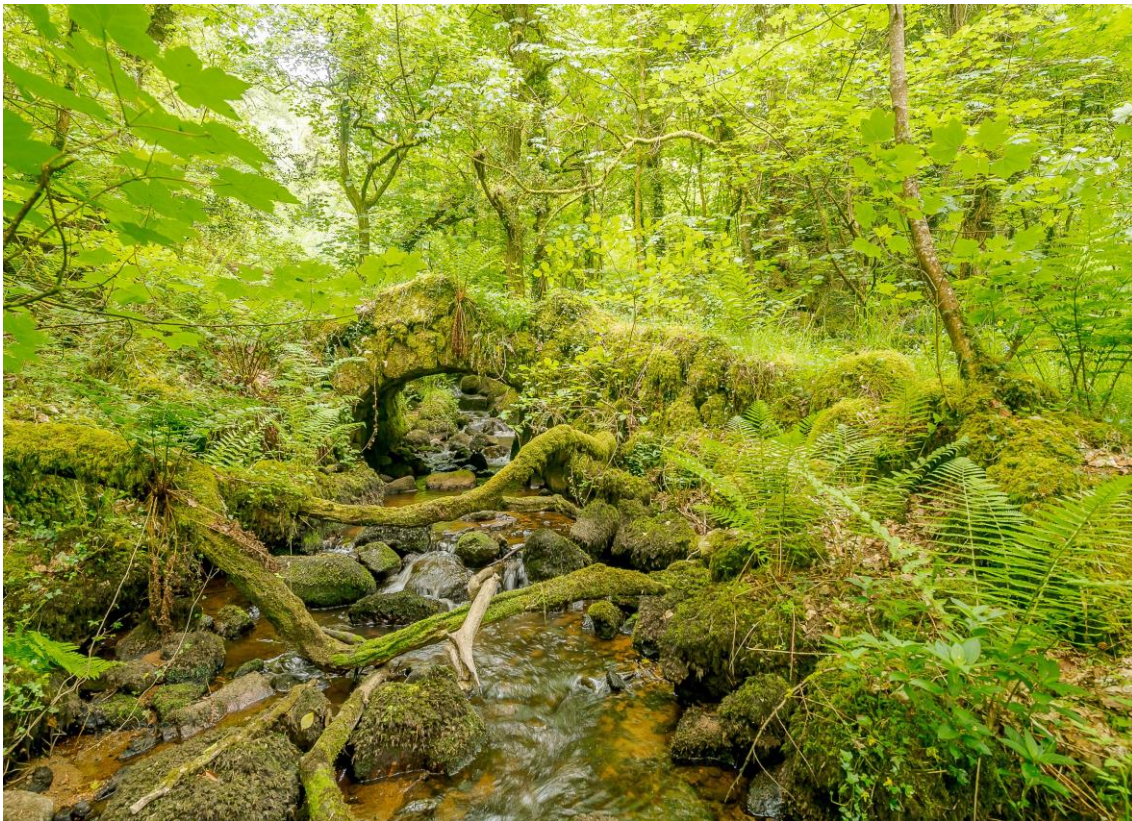
Currently the annual charge is £1,500pa. The fee covers grounds maintenance, insurance, security gates, gardener's wages, etc.

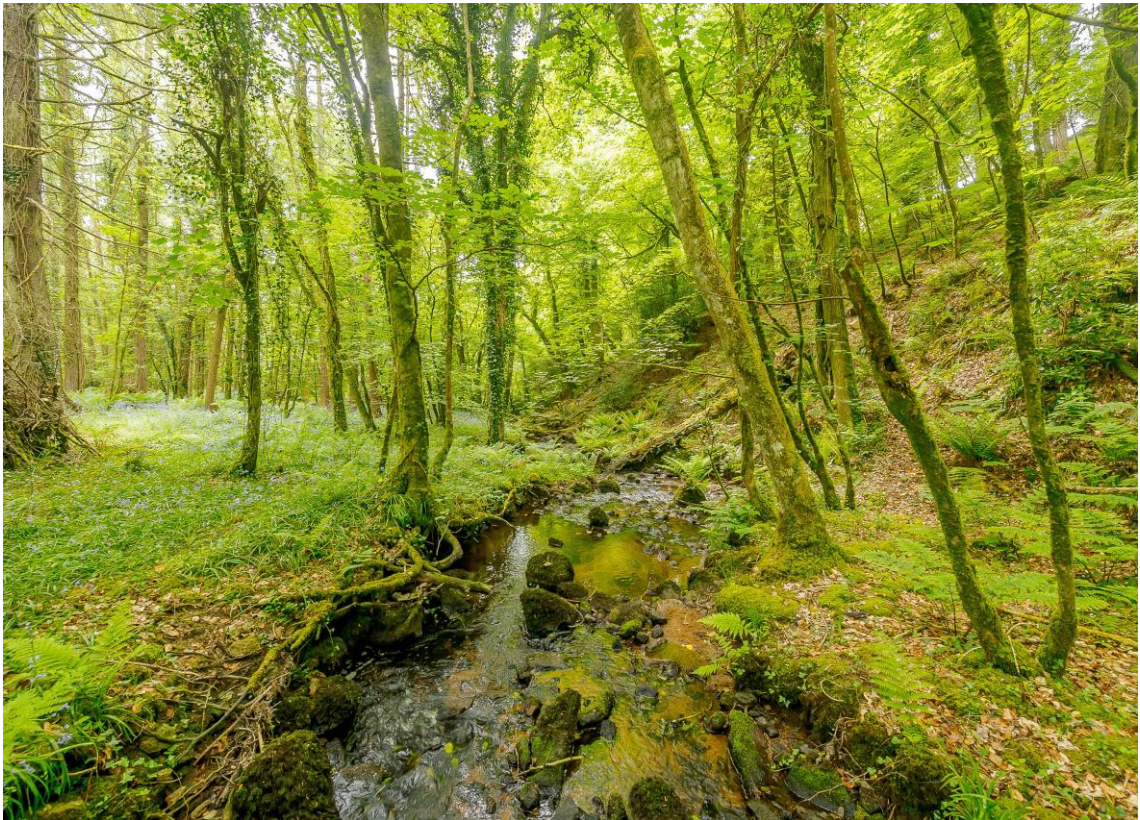
Council tax band

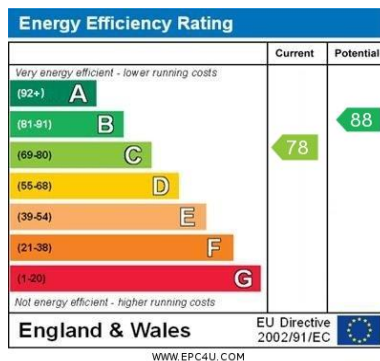
Band F

Directions

From Fowlers front doors turn right and head down out of The Square into Southcombe Street which becomes Lower Street as it leaves the town. Pass the primary school and fire station and continue down to the crossroads at Easton Cross. Turn left onto the A382 and pass the Mill End Hotel and the Sandy Park Inn. After about another ¾ mile the entrance to Great Tree Park is on the left with a set of key pad operated electric gates. Once inside the development drive to the main parking area and on the right by a timber enclosure are the two visitor parking bays.







Viewing by appointment only

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