



Guide Price £339,950

4 Bedroom Detached House for sale  
26 Oaktree Road, South Molton



## Overview

Welcome to 26 Oaktree Road located within the historic market town of South Molton; this immaculately presented example of the 'The Wordsworth' built by Wain-Homes is situated within the highly sort-after 'Honeymead Meadow' development.

Within easy reach of the town centre, this large, detached family home, over three floors, boasts 4-double bedrooms providing ample space for a growing family or those in need of a home office.



## Key Features

- CALL OR EMAIL FOR VIRTUAL TOUR
- WAIN HOMES BUILT - 'WORDSWORTH'
- 4-BEDROOM FAMILY HOME
- 3-BATHROOMS
- SINGLE GARAGE
- REMAINDER OF NHBC WARRANTY
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- PLANNING PERMISSION FOR SINGLE STORY REAR EXTENSION
- EARLY VIEWING ADVISABLE - CALL 24/7













## ON ARRIVAL

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## MOVING INSIDE

The ground floor has been designed for modern family living with the elegant extended entrance hall welcoming you into your new home. To the right is a spacious family lounge with double patio doors opening into the garden; but the heart of this home is the kitchen/diner, a cleverly designed space with contemporary units, an integrated oven & hob, dishwasher & washing machine. With plenty of storage cupboards and ample work surface, you'll soon be preparing family meals while the children are doing their homework at the dining table.

Double patio doors then open out onto the rear patio & landscaped terraced garden with lounge area & an elegant garden room, which is perfect for entertaining family and friends on those summer days. Completing the ground floor is a large WC.

Note: Approved planning permission for a single story rear extension valid until 17th March 2025.

## UPSTAIRS

The remainder of the living accommodation is spread over two floors; the first floor comprises of the master suite, with double aspect windows & an en-suite shower room. Bedroom 4 which could also be used as a home office and a well-appointed family bathroom with a bath & a separate shower.

The second floor hosts a further 2 large bedrooms which are both flooded with natural light from the double aspect windows. This floor also boasts an en-suite shower room providing a comfortable and versatile living space.





## IN THE GARDEN

The rear terraced garden has been cleverly landscaped with shrubs and maturing trees. Walking through the trellaced archway you step on to the stunning circular patio with a large seating area and garden room, perfect for those family BBQs or those tranquil moments with a good book and a glass of wine.

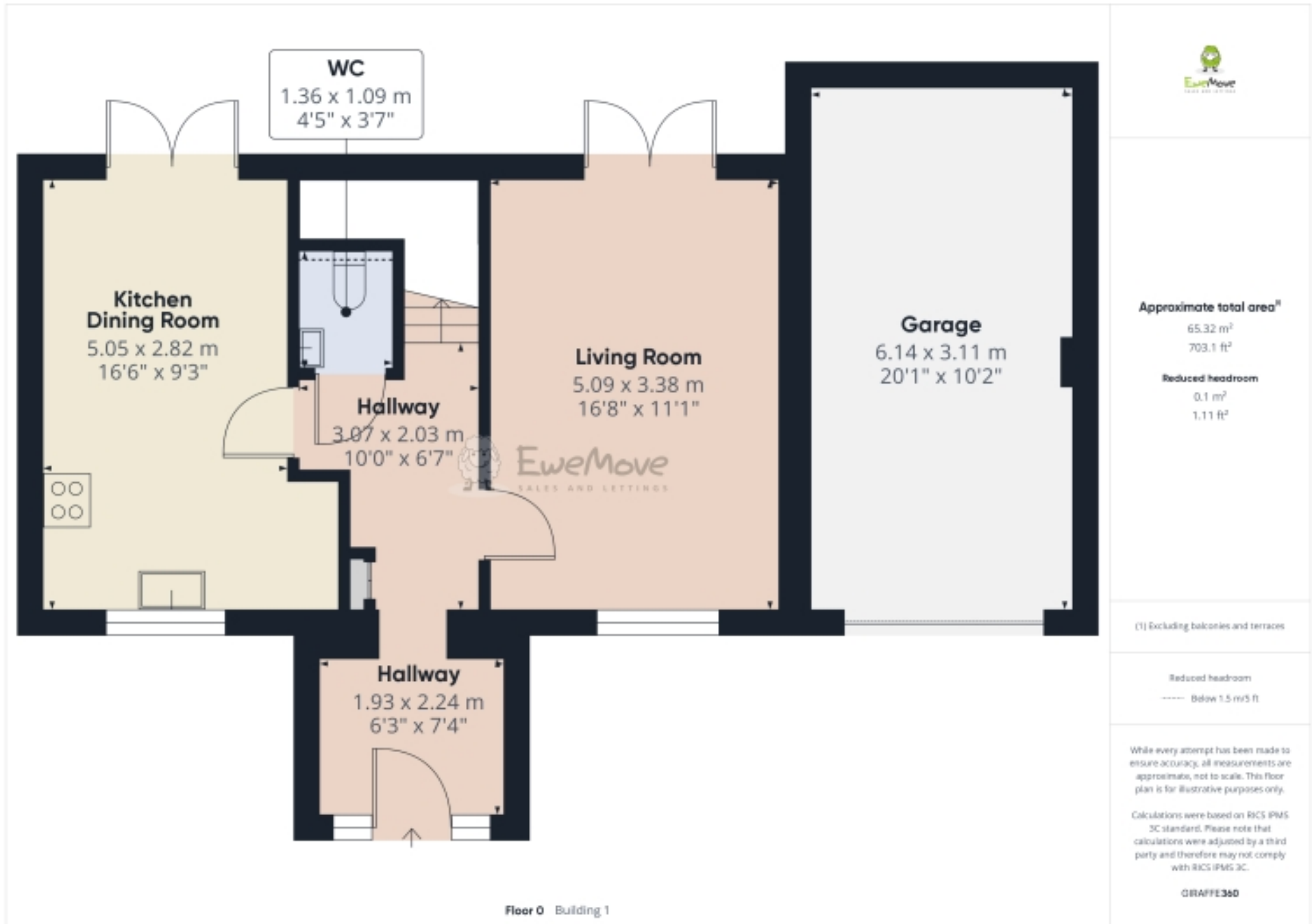
## AROUND THE LOCAL AREA

Oaktree road is located within a popular residential area on the edge of South Molton which provides an excellent range of shopping, lifestyle and educational facilities including the award-winning Pannier Market.

Take the A361- link road West to access the AONB of the North Devon coast and the market town of Barnstaple offering unique leisure & recreational experiences. Alternatively, head East to the M5 (J27) providing easy access to the city of Exeter or the county town of Taunton.

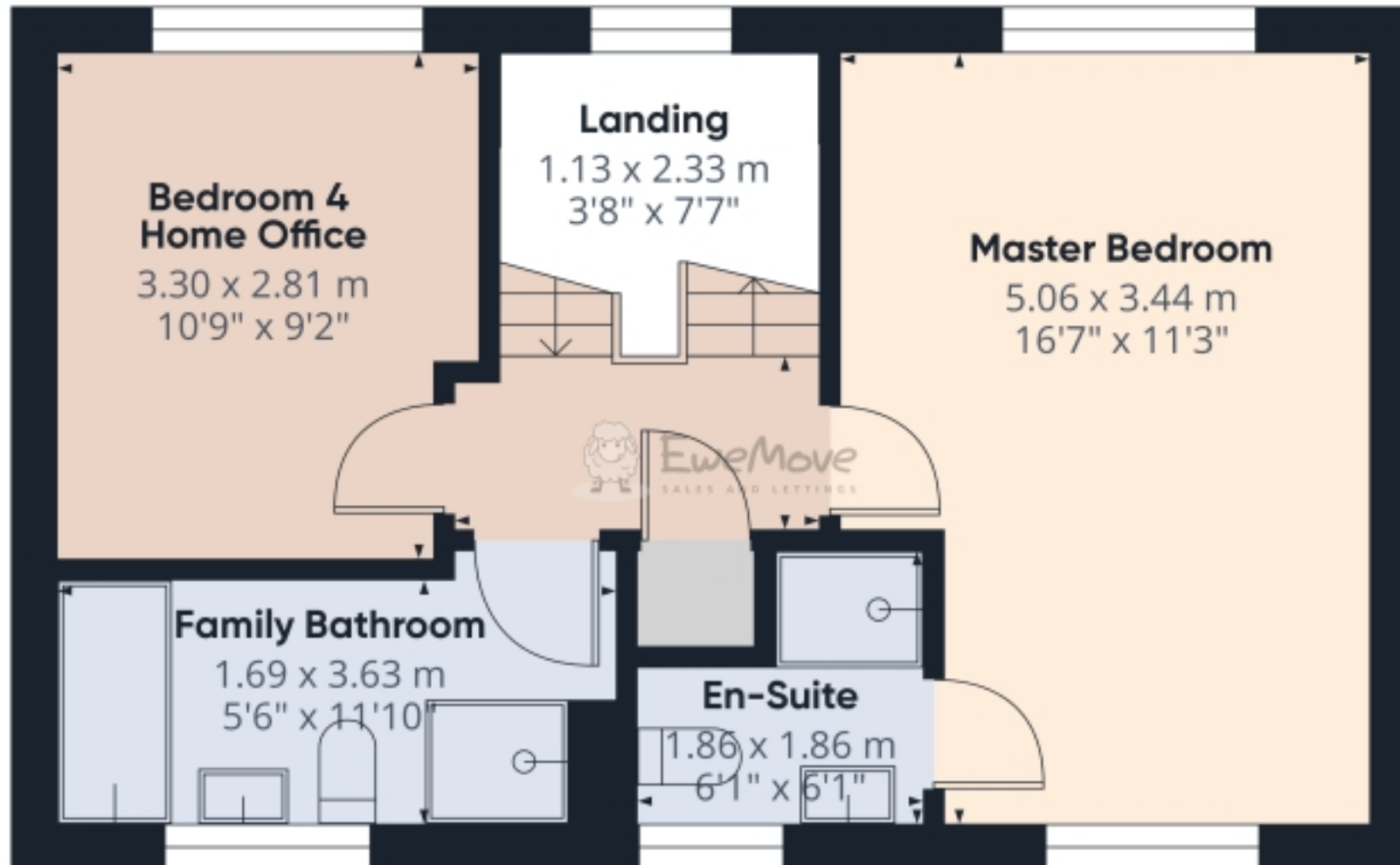


# Floorplans





# Floorplans



Approximate total area<sup>(1)</sup>  
37.11 m<sup>2</sup>  
399.45 ft<sup>2</sup>

(1) Excluding balconies and terraces

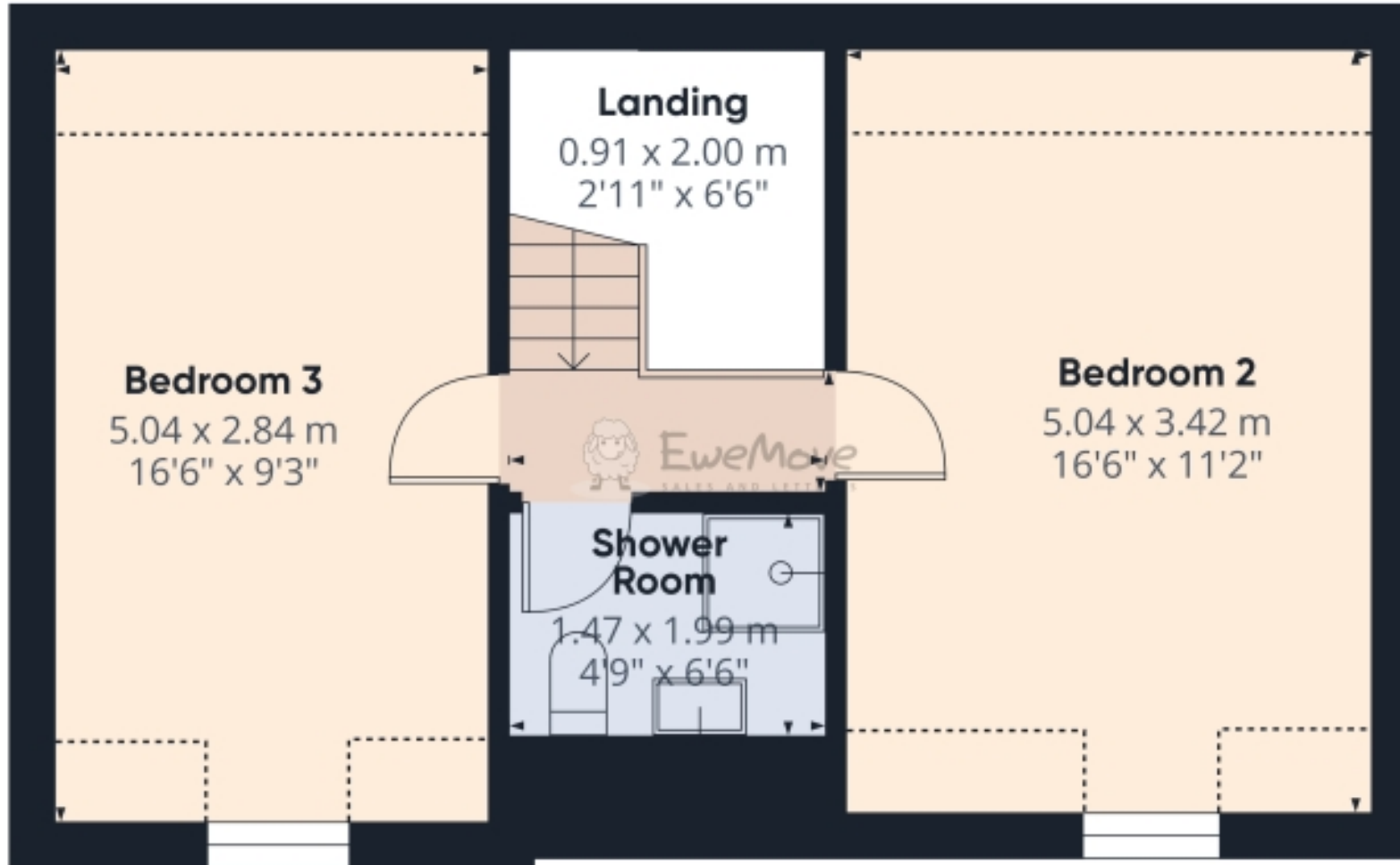
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# Floorplans



Approximate total area<sup>(1)</sup>

36.21 m<sup>2</sup>

389.77 ft<sup>2</sup>

Reduced headroom

5.64 m<sup>2</sup>

60.7 ft<sup>2</sup>

(1) Excluding balconies and terraces

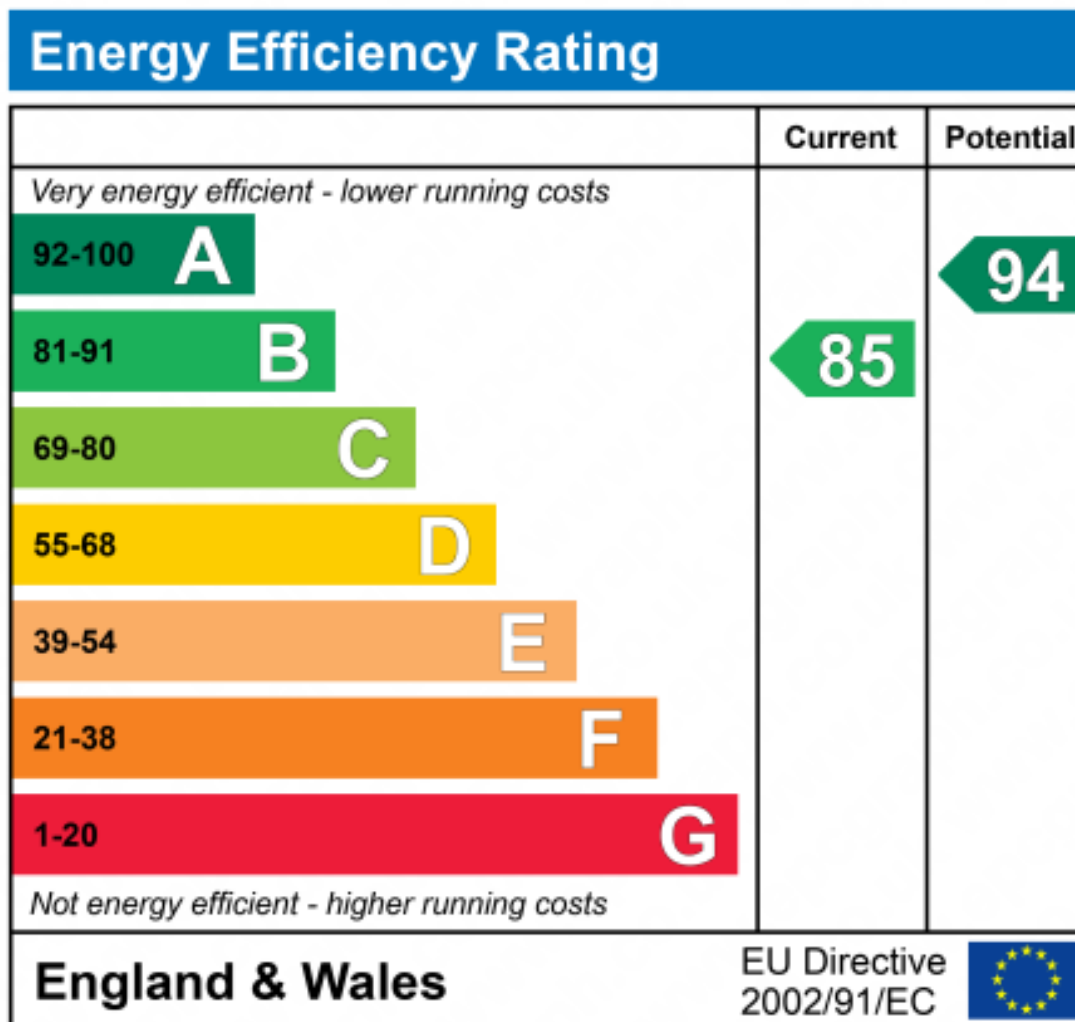
Reduced headroom

----- Below 1.5 m/5 ft

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