



The Willows Cheriton Fitzpaine, CREDITON, EX17 4JH  
Price Guide £600,000 to £625,000



## An Exceptional Detached Village Home with Extensive Gardens, Outbuildings & Double Garage

Set within the heart of the highly regarded Mid Devon village of Cheriton Fitzpaine, this impressive and versatile four / five bedroom detached family home offers generous accommodation approaching 2,400 sq ft, complemented by a double garage, extensive driveway parking and beautifully established gardens with a wealth of additional features.

The property enjoys a wonderful balance of space, flexibility and privacy, making it ideally suited to growing families, multigenerational living or those seeking a village lifestyle with room to entertain and work from home.



- Substantial detached village home in the heart of Cheriton Fitzpaine
- Flexible accommodation offering 4 / 5 bedrooms
- Two bedrooms with en-suite shower rooms
- Family bathroom plus ground floor WC
- Two feature conservatories providing excellent garden views
- Spacious kitchen / dining room ideal for family living and entertaining
- Two separate utility rooms
- Practical boot room with external access
- Large sitting room with fireplace
- Detached double garage





**Accommodation**

The ground floor is centred around a welcoming entrance hall and inner hallway, from which the main living spaces flow effortlessly.

A large sitting room provides an excellent everyday living space, featuring a fireplace and pleasant outlook across the garden. This is complemented by two feature conservatories, each offering a different aspect and superb flexibility — ideal as dining, garden rooms or relaxed seating areas enjoying views of the mature grounds throughout the seasons.

The heart of the home is the kitchen / dining room, fitted with a comprehensive range of units and a central island, creating a sociable space for family life and entertaining. The kitchen is supported by two separate utility rooms, a boot room with external access, and a ground floor WC, all of which add genuine practicality to the layout.

**First Floor**

To the first floor are four well-proportioned bedrooms, with the option to utilise additional ground-floor space as a fifth bedroom or home office if required.

Two of the bedrooms benefit from en-suite shower rooms, while the remaining rooms are served by a family bathroom. All bedrooms enjoy pleasant outlooks, with good natural light and generous proportions throughout.

**Gardens & Grounds**

One of the standout features of the property is the large and beautifully established garden, which has been thoughtfully landscaped and carefully maintained over many years. The grounds are rich with a wide variety of mature trees and well-stocked planting, creating an attractive and private outdoor setting that changes with the seasons.

The garden has been designed to be both practical and enjoyable, incorporating productive vegetable patches alongside multiple patio and seating areas ideal for outdoor dining and entertaining. A selection of greenhouses and summer houses further enhances the versatility of the space, while a workshop and additional outbuildings provide excellent storage and scope for hobbies or home projects. Altogether, the garden offers a wonderful balance of privacy, functionality and visual appeal, making it ideal for keen gardeners, families and those who enjoy spending time outdoors.





### **Parking & Garaging**

To the front of the property is a substantial paved driveway providing parking for numerous vehicles, leading to a detached double garage. The garage and outbuildings offer excellent storage and further potential for hobby or workshop use.

### **Location**

Cheriton Fitzpaine is a sought-after village offering a strong sense of community, local amenities, and excellent access to Crediton, Exeter and the wider Mid Devon countryside. The village is well regarded for its schooling options, countryside walks and convenient transport links.

### **Summary**

A rare opportunity to acquire a substantial, versatile and beautifully positioned village home, offering:

A rare opportunity to acquire a substantial, versatile and beautifully positioned village home offering four to five bedrooms, including two en-suite bedrooms, alongside a family bathroom and ground floor WC. The accommodation is complemented by two conservatories, a generous kitchen dining room, two utility rooms and a practical boot room. Externally, the property benefits from a double garage, extensive driveway parking and large, well-established gardens with a range of outbuildings, workshops and greenhouses. Early viewing is highly recommended to fully appreciate the scale, flexibility and setting of this outstanding home.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area<sup>(1)</sup>  
2368 ft<sup>2</sup>

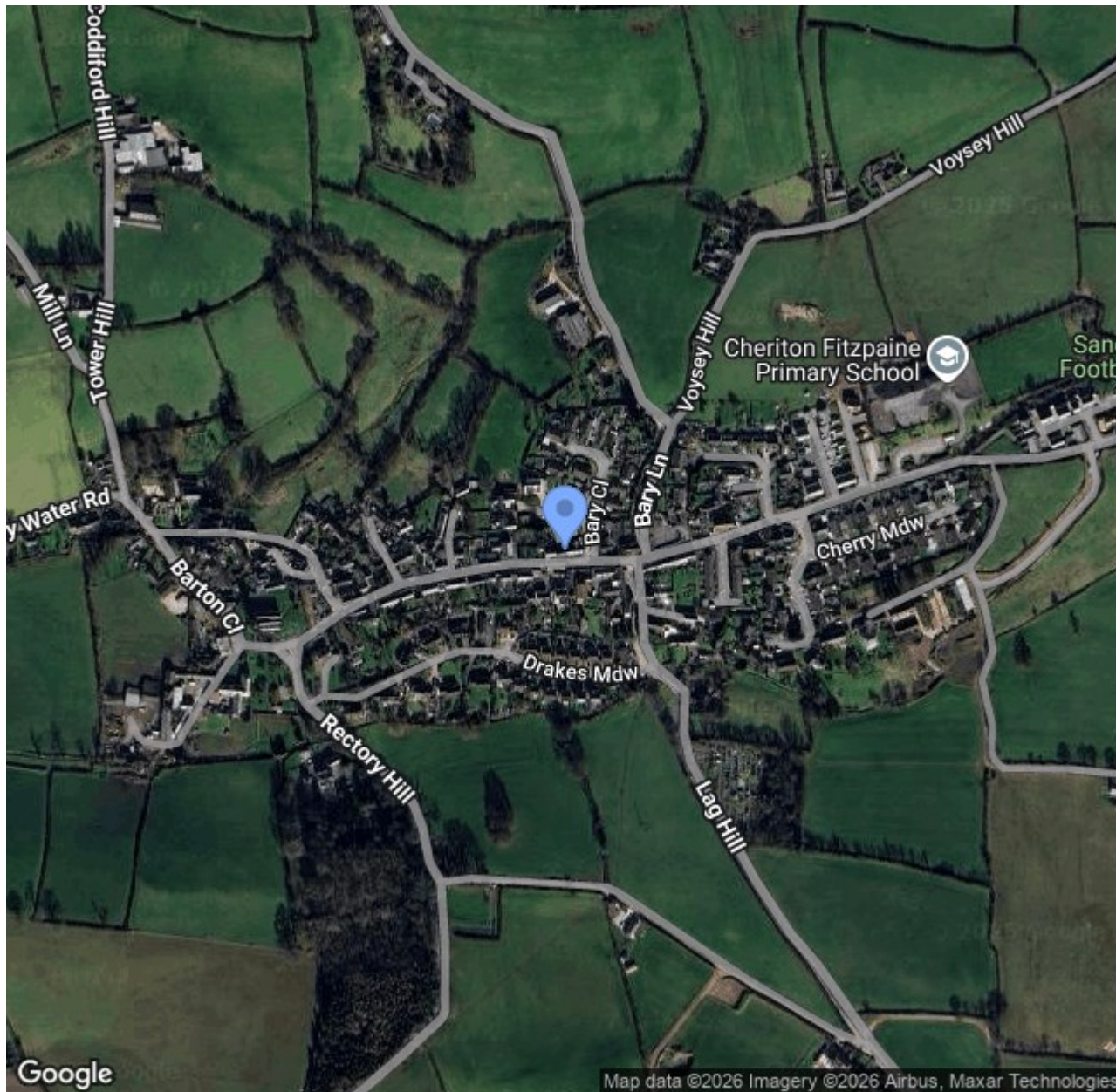
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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