



The Orangery
Oxton House | Kenton | Exeter | Devon | EX6 8EX

THE ORANGERY



The Orangery is a delightful grade II listed house which was added to the main structure of Oxton House in the 1980's. This unique and spacious property offers all the period charm and character of the main house, coupled with modern convenience, in a stunning rural setting.

The thoughtfully designed reverse level accommodation takes full advantage of the spectacular views across the communal gardens and idyllic surrounding countryside and provides a peaceful country retreat with good access to nearby amenities.



KEY FEATURES

Inside

Accessed either via a footbridge from the croquet lawn or a staircase to the balcony, the entrance hall has stairs down to the ground floor bedrooms, a cloakroom, storage cupboard and door to the sitting room, which is a fantastic and well-proportioned room with sash windows overlooking the grounds, an open fireplace and French doors to the dining room. The dining room has a sash window and another set of French doors which open onto a delightful balcony with a footbridge to the croquet lawn and views of the gardens.

The modern kitchen/breakfast room is well fitted with handleless units and a range of integral appliances, including double oven, hob and dishwasher.

Heading down the staircase to the ground floor, the master bedroom has built-in wardrobe, sash window looking over the terrace and an en-suite shower room. Bedrooms two and three are both double bedrooms and bedroom 4 has French doors opening onto a large private paved sun terrace. The main bathroom has a fitted bath, W.C. and wash hand basin.









SELLER INSIGHT

“It was the historic setting of Revd. Swete’s 18th century mansion which first attracted us to the property,” say the current owners of The Orangery, “set in a private valley amidst a ring of green, wooded hills. The house itself immediately appealed to us too, a Grade II listed building within a country manor with a picturesque double outlook across beautiful communal gardens.”

“Every day since,” the owners continue, “we have felt extremely privileged to be able to walk from the Orangery directly out across a small footbridge onto the croquet lawn, or across to the tennis court. We enjoy having the choice of eating outside on the sheltered lower garden terrace in the evening – even in October – or using the top-level terrace for coffee or drinks looking over the croquet lawn. All this can be enjoyed from inside the house too, our upstairs drawing room having particularly pleasant vistas over the historic park land. The property is perfect for everyday life and entertaining alike, from relaxed evenings in the newly renovated kitchen, to celebrating wedding anniversaries on the croquet lawn with live music.”

Beyond the grounds of the manor, the local area has much to recommend it, too. “Powderham Castle farm shop and cafe, a Post Office, and a good local restaurant are all nearby,” the owners say. “The deer park walk is simply stunning, with views to the nationally protected Exe Estuary, while the beach and wildlife sanctuary at Dawlish Warren are brilliant in winter and spring for dog walks by the sea. Nearby Kenton Vineyard is lovely with its thatched lodges and excellent coffee and wine, and the Haldon Hills have forest walks and far-reaching views. The very friendly Starcross Yacht Club offers dinghy sailing for all age groups - and the brilliant Exe Estuary cycle trail is a wonderful venue for a day outdoors. All this, and easy access to both Exeter and Plymouth from the railway station at Starcross, just 10 minutes from our door.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Outside

The Orangery has a private south facing sun terrace with ample seating and a delightful balcony with views over the parkland. There is also a garden store under the balcony area.

The communal gardens and grounds of Oxton create a beautiful parkland setting, with an abundance of mature plants, trees and shrubs within a wooded valley setting. They include the use of a hard surface tennis court and a croquet lawn. There is also a visitors parking area and double garage.











Location

Oxton House is a stunning Grade II Listed manor house, converted into elegant apartments in the 1980's. It stands in a most favoured private wooded valley circa 10 miles west of Exeter in the lee of the Haldon Hills. Oxton is just a short drive from the village of Kenton, the home of Powderham Castle, where there is a farm shop with a post office, garden centre and restaurant. Kenton Park Estate vineyard and restaurant is a short distance away and Kenton also has a primary school, the renowned Rodean restaurant and regular bus route into the nearby cathedral city of Exeter. Starcross railway station is less than 5 miles from the property and offers easy access to London and the South Devon Railway.

Tenure

Leasehold. There is a 999 year Lease from 2005. There is an annual service charge of £2477.

Local Authority

Teignbridge District Council.
Council Tax Band C

Services

Mains electricity and private water. Shared private drainage. Night storage heaters.

Viewing Arrangements

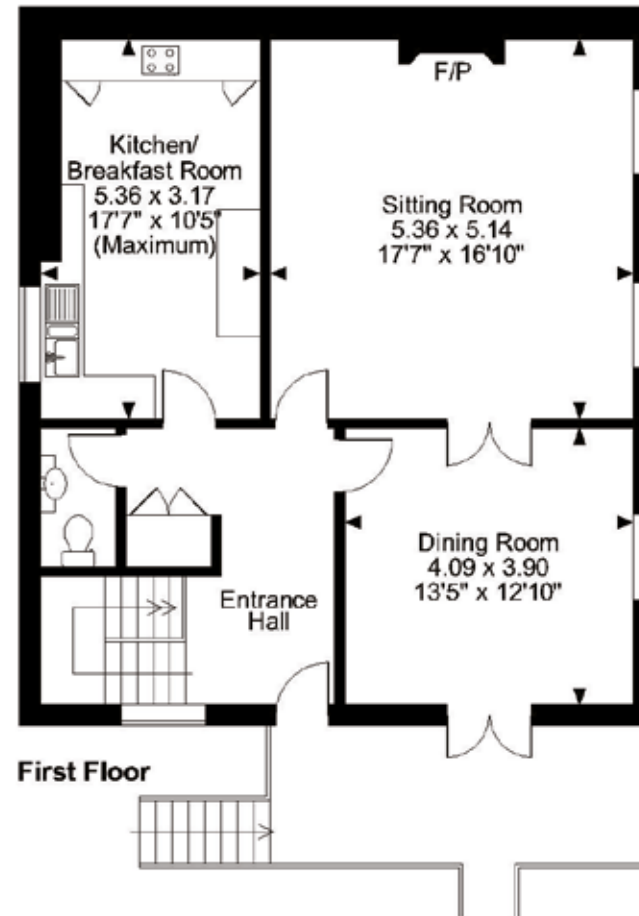
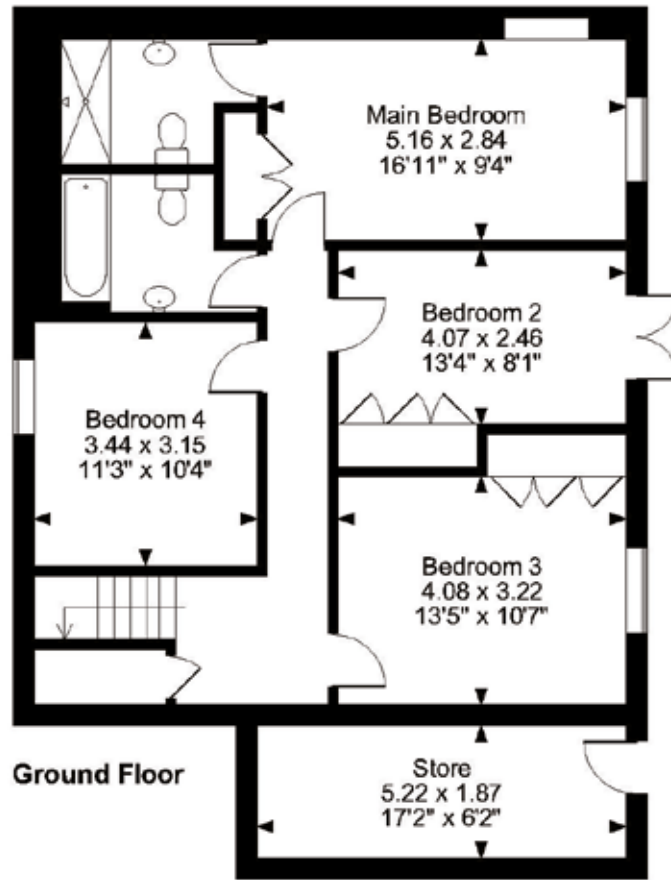
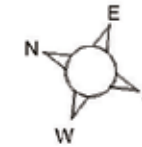
By prior appointment with Fine & Country Exeter.

Directions

From the M5 at Exeter continue southbound onto the A38 and then fork left onto the A380 signposted to Torquay. At the top of Telegraph Hill, at Mamhead Cross, turn left signposted to Mamhead and Kenton. Follow this road for about 2 miles passing the entrance to Mamhead House to Ivy Cottage Cross where you turn left signposted to Lyson and Oxton. Proceed down the country lane for just over half a mile before turning left, signposted to Oxton. Continue along this road (no through road) and you will arrive at Oxton House.



The Orangery Oxton House, Kenton
Approximate Gross Internal Area
1772 Sq Ft/165 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Council Tax Band: C

Tenure: Leashold



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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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