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## 15 Oxley Vale, Newquay TR7 3DU

**£425,000**

A BEAUTIFULLY DESIGNED FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN A QUIET TUCKED AWAY POSITION OVERLOOKING THE POND AND GREEN AT OXLEY VALE. THIS STYLISH PROPERTY OFFERS OPEN PLAN LIVING, A SOUTHERLY FACING LOW MAINTENANCE GARDEN, DRIVEWAY PARKING FOR TWO VEHICLES, AND A GARAGE.

**PROPERTY TYPE:** House - Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 4 / **BATHROOMS:** 3

### FEATURES:

- STYLISH, CONTEMPORARY FAMILY HOME
- MODERN AND IMMACULATE
- FOUR BEDROOMS
- GARAGE AND DRIVEWAY PARKING FOR 2 CARS
- OPEN PLAN LIVING
- TUCKED AWAY OVERLOOKING THE GREEN IN A QUIET AND PEACEFUL LOCATION
- MAIN BEDROOM EN SUITE
- SOLAR PANELS TO HEAT THE WATER
- NEAT, LOW MAINTENANCE SOUTHERLY FACING GARDEN

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## DESCRIPTION:

Welcome to Number Fifteen Oxley Vale, located within the Trevenson Meadows development; a well-regarded modern estate positioned on the outskirts of Newquay, offering convenient access to the town centre, stunning beaches, and the scenic South West Coast Path. This thoughtfully planned neighbourhood features an appealing mix of contemporary houses, apartments, and coach houses, all set around a central green space and a well-maintained play park—perfect for families.

For education, Tretherras Academy is just a ten minute walk away, while the nearest primary school, St Columb Minor Academy, is easily reached in under five minutes by car. The popular Porth Beach, known for its sheltered sandy cove, family-friendly pub, and coastal walks, is the closest beach and only a short drive away. Chester Road shopping area is nearby, and Newquay town centre is approximately two miles from the development, offering a wide range of shops, cafes and restaurants.

This attractive, double-fronted detached home, built in 2016, is beautifully presented and has been lovingly cared for by the current owner. It offers bright, spacious, and thoughtfully designed open-plan accommodation with a modern layout and stylish contemporary décor throughout. Tucked away in a quiet cul-de-sac at the lower end of the estate, the property enjoys a peaceful outlook over the green and tree-lined creek, creating a sense of privacy and peace.

The front door opens into a welcoming hallway with stairs to the first floor and a WC. The standout feature of this home is the generous open-plan kitchen and dining area, which is flooded with natural light and provides a sociable, family-friendly space perfect for everyday living and entertaining. The kitchen is fitted with a sleek range of modern units, including a high-specification eye-level Smeg double oven, integrated dishwasher, and ample workspace. A separate utility area at the rear of the kitchen offers plumbing and space for both a washing machine and tumble dryer.

On the other side of the property, the dual-aspect lounge offers a cosy yet spacious retreat with built-in storage and a stylish recessed wall, ideal for a wall-mounted television or media centre.

Upstairs, there are four well-proportioned bedrooms, all tastefully decorated and bathed in natural light. The main bedroom features built-in wardrobes and a modern ensuite shower room, while the family bathroom is fitted with a contemporary suite including a bath with a shower over. The landing offers access to a loft space and there's a useful airing cupboard for additional storage.

Externally, the southerly facing rear garden is a particular highlight, beautifully landscaped for low maintenance yet offering a private, sunny space ideal for outdoor dining, barbecues, and relaxation. It includes outdoor lighting, established palm trees, and an attractive stone boundary wall that adds character and privacy. The current owners have designed a comfortable seating area that makes the most of the sun throughout the day. At the front, a small lawned garden overlooks the communal green and pond, enhancing the peaceful outlook and adding to the sense of space.

A single garage is located at the rear of the property, along with driveway parking for two vehicles. The estate is managed with an annual fee of around £200.00, ensuring communal areas are well maintained.

In summary, this beautifully presented, stylish family home offers modern, open-plan living in a sought-after and peaceful location. With a sunny southerly facing garden, excellent nearby amenities, and easy access to the coast and town, it ticks all the boxes for the family market.

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Cloakroom

1.54m x 0.81m (5'0" x 2'7")

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Kitchen Diner

5.99m x 5.71m (19'7" x 18'8")

.

Lounge

5.96m x 3.37m (19'6" x 11'0")

.

Bedroom 1

3.53m x 3.50m (11'6" x 11'5")

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En-suite

1.57m x 1.29m (5'1" x 4'2")

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Bedroom 2

3.58m x 2.92m (11'8" x 9'6")

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Bedroom 3

2.97m x 2.48m (9'8" x 8'1")

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Bedroom 4

3.09m x 2.31m (10'1" x 7'6")

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Bathroom

2.59m x 1.21m (8'5" x 3'11")

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Garage

5.00m x 2.48m (16'4" x 8'1")

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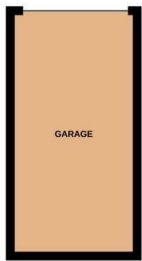
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## FLOORPLAN:

**GARAGE**  
343 sq.ft. (31.3 sq.m.) approx.



**GROUND FLOOR**  
599 sq.ft. (55.7 sq.m.) approx.



**1ST FLOOR**  
582 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                   | Current | Potential |
|---------------------------------------------|-------------------|---------|-----------|
| Very energy efficient - lower running costs | (92-100) <b>A</b> |         |           |
|                                             | (81-91) <b>B</b>  |         |           |
|                                             | (69-80) <b>C</b>  |         |           |
|                                             | (55-68) <b>D</b>  |         |           |
|                                             | (39-54) <b>E</b>  |         |           |
|                                             | (21-38) <b>F</b>  |         |           |
|                                             | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |                   |         |           |
| England & Wales                             |                   | 81      | 89        |
| EU Directive 2002/91/EC                     |                   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                   | Current | Potential |
|-----------------------------------------------------------------|-------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92-100) <b>A</b> |         |           |
|                                                                 | (81-91) <b>B</b>  |         |           |
|                                                                 | (69-80) <b>C</b>  |         |           |
|                                                                 | (55-68) <b>D</b>  |         |           |
|                                                                 | (39-54) <b>E</b>  |         |           |
|                                                                 | (21-38) <b>F</b>  |         |           |
|                                                                 | (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                   |         |           |
| England & Wales                                                 |                   | 82      | 82        |
| EU Directive 2002/91/EC                                         |                   |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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