



Our View “A private, spacious family home providing flexible living space”

A superb, individual detached family home providing flexible living space, four double bedrooms and delightful surrounding gardens with off road parking and detached garage, located in the sought after area of Highweek Village, Newton Abbot

The accommodation begins with the entrance hallway with tiled flooring and access to the principal rooms including the spacious living room which features double glazed windows to front and sliding doors onto the garden, gas fireplace with mantle surround and opening through to a separate dining area with double glazed window to the side, from the entrance hallway access is found to the superb modern fitted kitchen with a matching range of wall and base level units with granite work surfaces, stainless steel mixer tap sink and drainer, built-in double oven with microwave and gas hob with extraction hood and light above, integral appliances such as fridge freezer and dishwasher, inset spotlights, continued tiled flooring from hallway, double glazed window to the rear and door providing access to a utility room with continued flooring and matching units to kitchen with stainless steel mixer tap sink and drainer, integrated washer/dryer, double glazed window to rear and door to side, from the kitchen via double internal doors you have access to the delightful conservatory which overlooks the gardens and creates a further living space with continued tiled flooring, doors leading out onto the garden and decking areas, from the entrance hallway you have access to a downstairs

shower room with tiled flooring, low level flush WC and pedestal wash handbasin with corner shower and obscured double glazed window to side. Completing the ground floor accommodation, found from the entrance hallway is a downstairs bedroom with double glazed window to the front and further access to a superb family room/games room, converted from a former garage this flexible space provides a range of uses with double glazed window to front, feature wood burn a fireplace and door leading to rear creating excellent potential for separately living accommodation or annex. Stairs rising to the first floor where from the entrance hallway access is found to three double bedrooms, all of which feature double glazed windows with pleasant outlooks and built-in wardrobes, the bedrooms are divided on the landing by a spacious family bathroom suite comprising low level flush WC, pedestal wash handbasin with storage beneath, Jacuzzi bath and separate walk-in shower, fully tiled walls and flooring with obscured double glazed window to rear, from the landing you have an airing cupboard and hatch providing access to loft space. Externally Orchard Lodge features delightful private gardens, Access to the property via double electric gates onto a sweeping driveway leading down to the property providing ample off-road parking, you have a detached garage which features electric front door, the garage is a good size combining a workshop area with power and light provided and door to the garden, Gated access to the side of property leading to the rear gardens passing useful wood store, the property benefits three separate wooden built storage sheds one of which encloses a Jacuzzi hot tub the gardens must be seen to be

appreciated with level lawn enclosed by a pleasant assortment of flowerbeds and mature hedgerow, There is also a low maintenance area laid to decking which conveniently leads out from the living room and conservatory creating an ideal space for outside dining and entertaining, a large enclosure has been erected in the garden with power and light provided creating privacy and suitable for modern family living.

- Detached family home
- Living / dining room
- Modern fitted kitchen and utility room
- Conservatory
- Large family room
- Four double bedrooms
- Family bathroom and separate shower room
- Delightful private gardens with garden room
- Detached garage / Workshop
- NO CHAIN

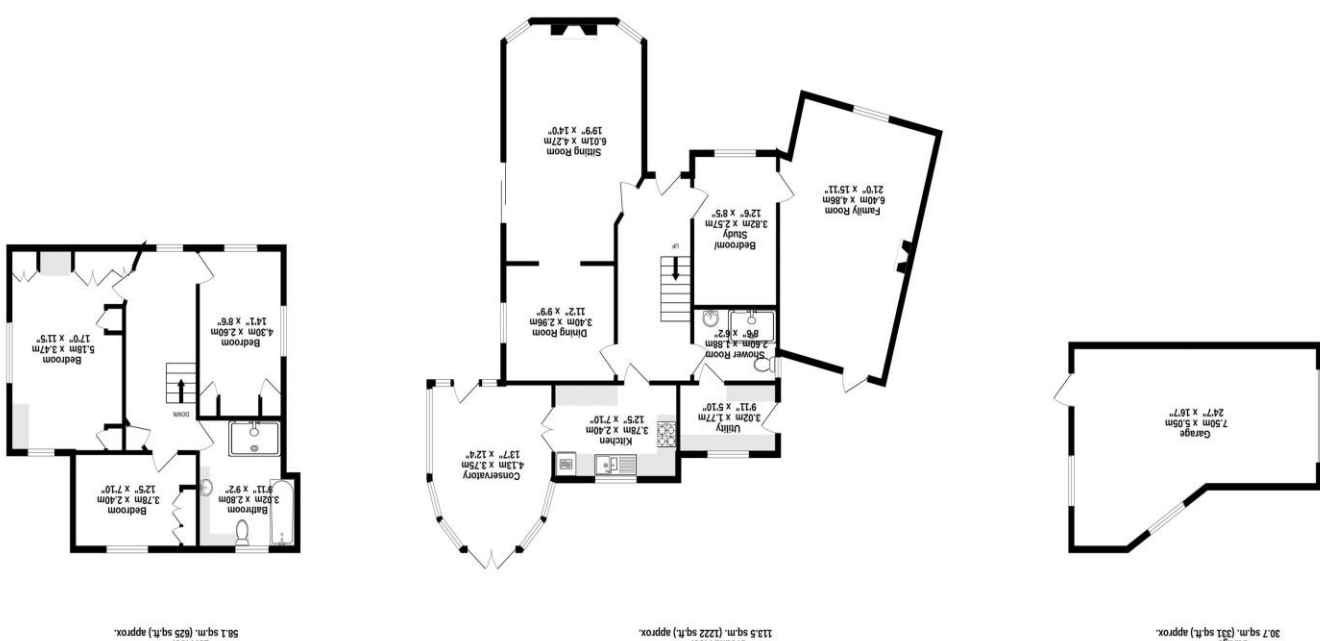




While every attempt has been made to ensure the accuracy of the diagram contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used 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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TOTAL FLOOR AREA: 202.4 sq.m. (2179 sq.ft.) approx.



58.1 sq.m. (625 sq.ft.) approx.

113.5 sq.m. (1222 sq.ft.) approx.

30.7 sq.m. (331 sq.ft.) approx.

