



5 Lower Green Lane, Honiton, EX14 3PD

Offers in the region of £650,000



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- Modern Five Bedroom Detached House
- Open Plan Kitchen/Dining/Living Room
- Boot Room And Separate Utility Room
- Downstairs W/C
- Master Bedroom With En Suite
- Two Family Bathrooms
- Low Maintenance Landscaped Garden With Multiple Zones
- Outdoor Kitchen Area, Hobby Room Created Within The Garage
- Double Garage
- Driveway



This recently constructed, lovingly enhanced five-bed detached house is ideally situated on the rural fringe of the busy market town of Honiton. Downstairs it offers a spacious, well-lit open plan kitchen / living / dining room with double doors opening onto a landscaped low-maintenance garden with an outside kitchen, pergola and seating zones both near house and on the decking beyond. In addition, it has a downstairs boot and utility rooms and an additional insulated home office / hobby room in the garage. Upstairs the property has a principal ensuite bedroom on the first floor and four additional bedrooms split over the first and second floors with each floor having a family bath or shower-room. The property would be ideal for those looking for the perfect balance of town and country with all the facilities that Honiton offers in easy reach, but with excellent road links to the A30 (A303) and A375 providing speedy access to both Exeter and the M5 and the South West Coast at locations such as Sidmouth.

Walkthrough

This five-bed property is located on the outskirts of the busy market town of Honiton in East Devon. Newly built to a high specification, this four-year old property has been further enhanced by its current owners with a great attention to detail. It is approached from a quiet drive with no through road and a paved path leads to a welcoming front door set in a porch that stands proud of the main building. The door opens into a nicely presented entrance hall where smart, wooden doors can be seen at the entrance to each room and from which recently added, stylish, herring-bone wooden flooring extends throughout the downstairs of the property. In front, carpeted stairs lead alongside a wooden banister to the two further floors.

Downstairs, a spacious open-plan kitchen/ living room / diner acts as the heart of the house. The kitchen area is accessed at the end of the corridor from the front door, whilst the living area is accessed through a door to the right. Storage is provided by a cupboard beneath the stairs and a door on the right accesses the downstairs W/C, whilst doors to the left of the hall lead to a separate boot and utility rooms.

Heading into the house towards the kitchen leads past the boot room on the left. This room offers plenty of space for coats, boots and wellies and hosts a bespoke, hand-made three-door cupboard.

Following the hall past the utility room to the left leads into

a modern fitted kitchen area with two integrated Electrolux double-ovens; an integrated dishwasher; an integrated induction hob with splashback and extractor and a sink overlooking the outside space. The kitchen offers plenty of storage space and worksurfaces with high and low units, counters and a breakfast bar within the adjacent dining area. The utility room offers further storage and worksurfaces, an additional sink, integrated washing machine and the space and electrics for a drier. This where you will also find the gas boiler and a side door to the property's exterior.

The dining area itself is spacious and well lit. It offers plenty of space for an eight-seater table placed to benefit from the light from double doors and quadruple adjacent windows



windows and skylights. The shared shower-room has wood floors, a walk-in shower, W/C, basin and heated towel rails.

Outside the rear garden is accessed through the double doors from the dining area. Considerable effort has been put in to make a low maintenance yet interesting outdoor space with different zones. These include: i) a near-house patio with lighted pergola and space for an 8-seat outdoor dining table beneath it; ii) a covered outdoor cooking area with external electrical point and lighting; iii) an area of decking (again, with lighting) surrounded by raised beds and leading to iv) a final decked seating area also capable of hosting 8 people. At the front of the house the garden is gravelled for ease of maintenance.

The double-size garage currently offers parking for one car and hosts an electric car charging point. It has been partially converted to provide a good-size (3.7 x 3.3m) garden office / hobby room with windows overlooking the patio. This garden office can be accessed through the garage using a side door from the garden. It is fully insulated and includes an electric panel heater, hard-wired internet and multiple electrical sockets; the garage has a separate consumer unit extended from the house.

facing the garden, with the double doors providing direct access to the outside space. In the corner of the dining area a Contura log burner added last year brings a cosy warmth to the living space, whilst bespoke shutters fitted to all windows add real aesthetic charm to the space. At the other end of the open plan space, the living area offers apace for a three-seat sofa and two additional armchairs as well as additional furniture. A door leads from the living area back to the front door and the foot of the stairs to the upper floors.

Following the banister to the first floor, a landing connects three bedrooms, a family bathroom and the stairs to the second floor and the final two bedrooms. The principal bedroom is a spacious dual aspect ensuite room which benefits from plenty of natural light. There is ample space for furniture in addition to a king size bed and the ensuite

benefits from wood floors, a walk-in shower, W/C basin and heated towel rails. Of the two further rooms on the first floor both are double rooms, one is carpeted and benefits from a large, fitted wardrobe (it is currently used as a walk-in wardrobe for one of the rooms on the second floor); the other has the same tasteful herringbone wooden flooring seen downstairs and is currently used as a home office; it benefits from a hard-wired internet connection. The family bathroom also has wooden floors and has a bath with over-bath shower, basin, W/C and heated towel rail. All rooms have bespoke window shutters.

On the second floor are two further bedrooms and a communal shower-room. Both rooms are good size doubles with large under-eave storage. They are both bright and airy with natural light coming in through both





Further to the double garage additional off-road parking for multiple vehicles is available on the driveway in front of the garage.
The property is on mains water, sewerage and electric.

The property is still under the NHBC Warrantee which is for 10 years from 2021

There is a maintenance charge of approx. £230 per annum.

Council Tax Band E

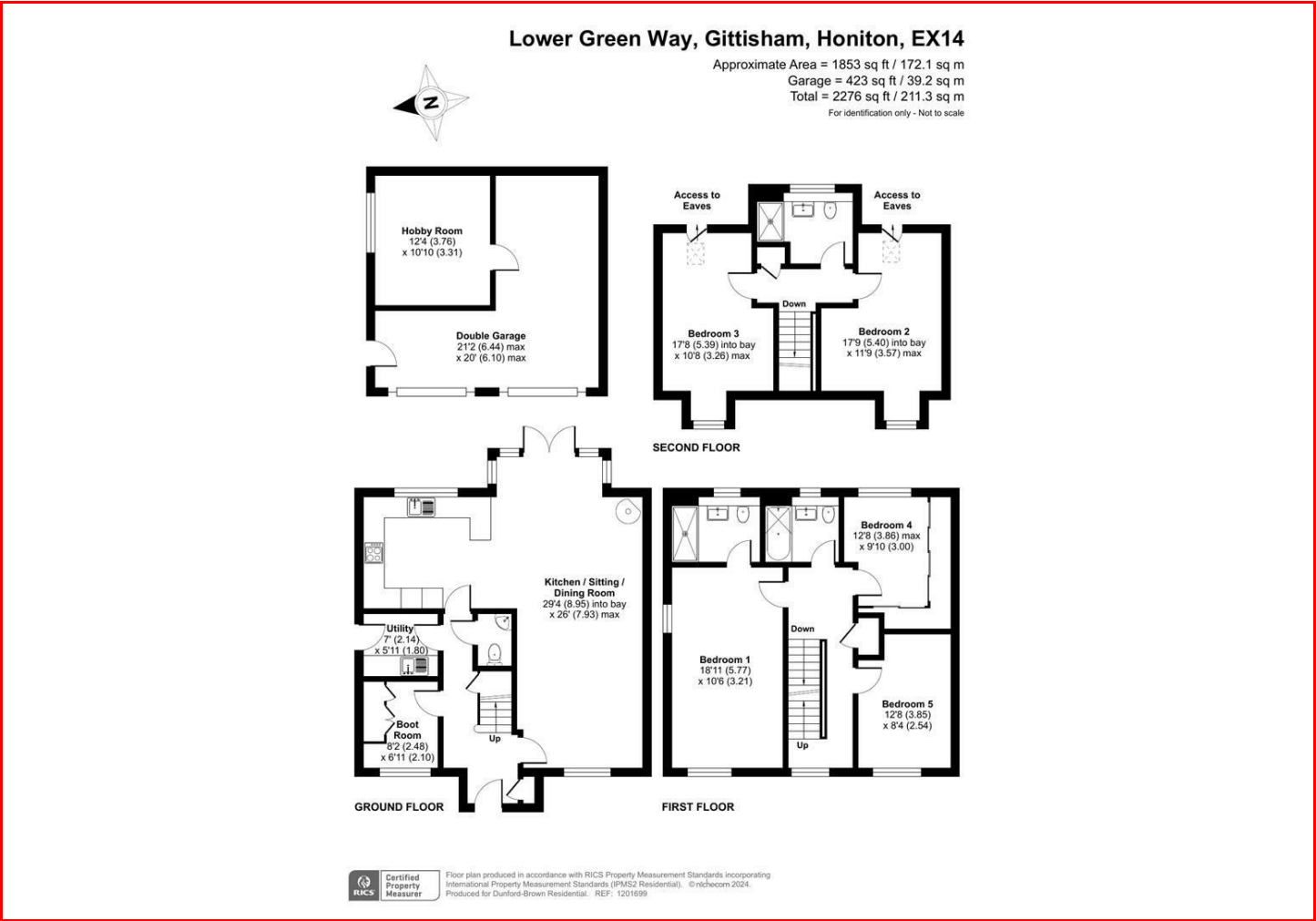
Location

Honiton is a busy market town and offers a great range of amenities including schools, medical and recreational

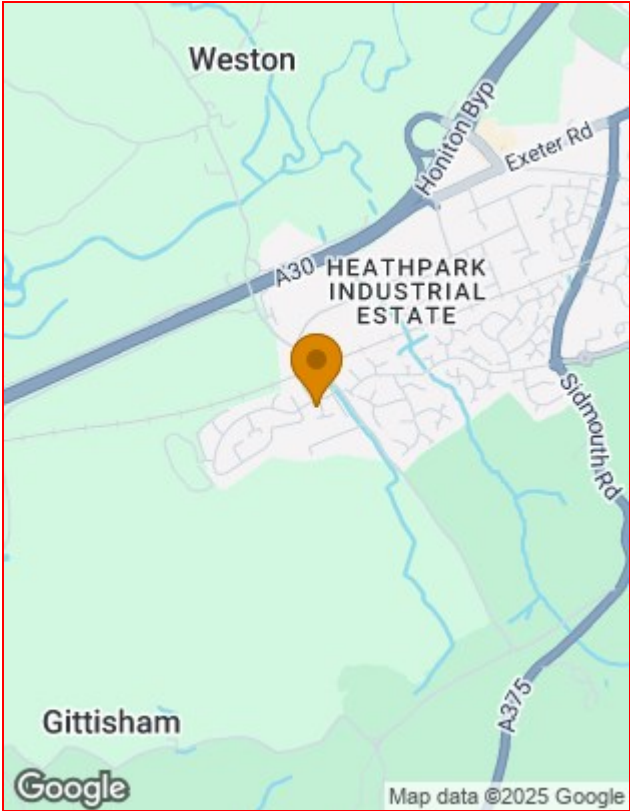
facilities, coffee shops, library, restaurants, a selection of independent high street stores and supermarkets. It also offers street markets every Tuesday, Thursday and Friday. This property is located in a new development on the rural fringe of Honiton. Combe Farm Shop is less than half a mile from the door, whilst Honiton's well stocked high street is accessible in 1.4 miles. Coop, Tesco and Lidl superstores are all easily accessible in under 2 miles and Honiton Train Station (2.2 miles) provides direct connections to London and Exeter. Quick access to the A30 (1.1 miles) provides direct access to the Cathedral city of Exeter (16.6 miles) which is well provisioned with high street shops and services. The A30 provides access to the M5 for the West (14 mi at Junction 29) and to the East, to the A303 for London. For trips to North Devon the A361 can be accessed via the M5 at Cullompton (11.2 miles) and the M5 at Junction 25 at

Taunton can be accessed in 20 miles for connections to the North and East. Exeter Airport is available in 12.5 miles (just off the A30) and Bristol airport is accessible in just over an hour (54 miles). An adjacent country lane provides scenic and quick access to Sidmouth Road (A375) passing through striking woodland and avoiding the need to pass through Honiton town centre. This connection means that the South West Coast is easily accessible with Seaton, Sidmouth, Beer, Branscombe and Lyme Regis all accessible within 10 to 15 miles.

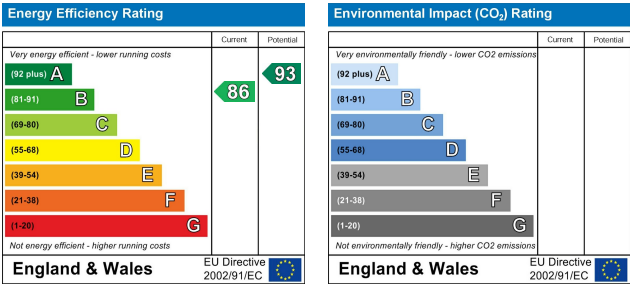
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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