



Oxton Mere
Kenton | Exeter | Devon | EX6 8EY

OXTON MERE

Oxton Mere is an exceptional country residence, inspired by the villas of Tuscany and set amidst over 19 acres of captivating grounds, including its own private lake.



KEY FEATURES

Nestled in a tranquil and unspoilt rural valley, within easy reach of Exeter and the South Devon coastline, this remarkable home offers a compelling combination of architectural elegance, multi-generational living and complete seclusion.

At the heart of the estate stands the principal five-bedroom residence, beautifully presented and meticulously maintained, with generous, light-filled accommodation arranged across two floors. Complementing the main home is a beautifully converted, self-contained two-bedroom coach house, perfect for multi-generational living, guest accommodation, or holiday letting. The property is further enhanced by an extensive range of outbuildings, formal gardens, peaceful walks, and pasture, all culminating in a lifestyle offering that is as practical as it is picturesque.

Main House

A vaulted reception hall provides an impressive welcome and leads into the principal living spaces. The kitchen and dining room sit at the heart of the home – a beautifully crafted, shaker-style kitchen with peninsula and breakfast bar, with a range of integral appliances. A large archway flows through to a stunning, dual aspect dining space with three sets of French doors opening directly onto the south facing terrace.

The sitting room enjoys grand proportions and features a large picture window, framing the spectacular views over the gardens and lake.

Further ground floor accommodation includes a modern shower room, utility room, and a flexible study/bedroom with French doors to the courtyard. An adjacent suite of rooms complete with a secondary kitchen, living/dining area, two bedrooms (one En-suite), and bathroom provides ideal accommodation for guests, extended family, or independent living, accessible both internally and via its own private entrance.

Upstairs, the galleried landing enjoys an abundance of natural light and creates an inviting reading or relaxation space. The principal bedroom is a peaceful sanctuary with high ceiling and a Juliet balcony overlooking the lake and gardens, complete with a dressing room and en-suite bathroom with separate shower.

There are two further double bedrooms, all with fine views, a W.C and a well-appointed shower room.













SELLER INSIGHT

“ As soon as we turned into the drive, we knew Oxton Mere was the place for us, the tranquility, privacy and stunning views from the estuary to up the Oxton Valley really sang to us.

It was love at first sight for all of us, including our 2 daughters, 18 and 20 at the time, the flexible living arrangements meant they could each have their own space and independence with friends visiting often.

Watching the birdlife from the living room window, especially with the lake water birds, is a true delight. We have a resident kingfisher, with regular visitors from the estuary including Little Grebe and Cormorants.

If it's only peace and tranquility that you wish for, then this is the place for you. However, there's plenty of community spirit, both in the Valley, as well as in Kenton, only a few minutes down the lanes.

We've had many a party here outside, with boat races on the lake, and fishing competitions. The house lends itself to entertainment as the dining room doors can be flung open wide on to the patio, with the large open plan dining room and kitchen lending themselves to social gatherings.

If all you want out of the land is privacy and views, it is easy to manage with the local farmer looking after the large field. However, over our time here, we have had pigs, goats, chickens and ducks, and the barns, paddocks, duck and hen enclosures, are well set up for animals.

And, although a wonderfully private oasis, it is not isolated. It is close to amenities, with trains from Exeter to Paddington taking a little over 2 hours.

There are so many local places to visit including Dartmoor and the beaches of East Devon, and closer still, all the beautiful walks in the surrounding countryside and Exe estuary.

We have loved living here and hope you will too.”*

* 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.













KEY FEATURES

The Coach House

Positioned discreetly within the grounds, the Coach House is a charming two-bedroom annexe offering flexible living potential. A delightful open-plan kitchen/sitting/dining room enjoys a double aspect and fine southerly views. There is a ground floor bathroom and bedroom and a spiral staircase leading to a first floor bedroom, making this space ideal for guests, letting, or home office use.







KEY FEATURES

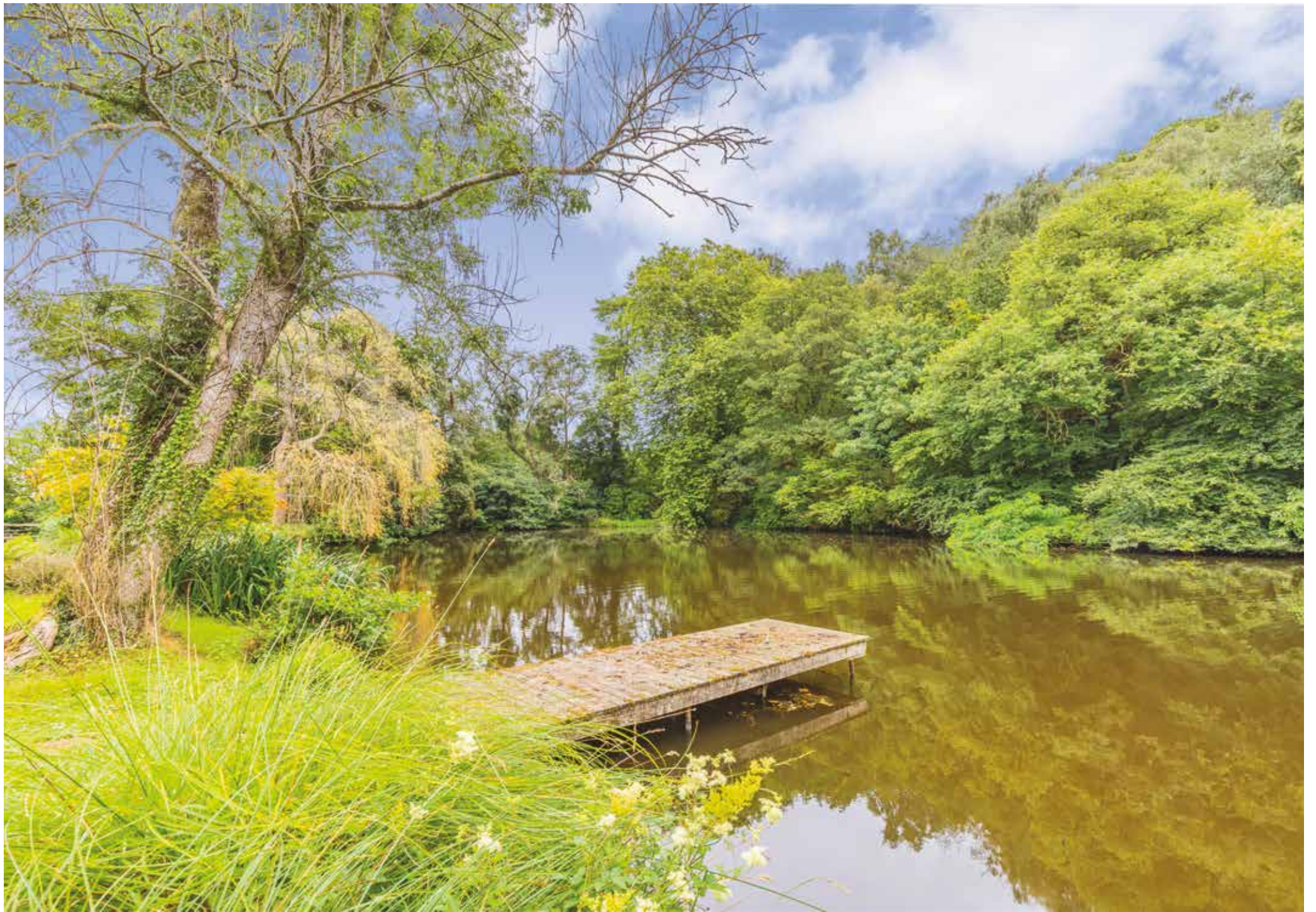
Gardens, Grounds & Outbuildings

Approached via a gated driveway flanked by the lake and formal gardens, the property enjoys generous parking and a double garage. The south-facing terrace offers a glorious setting for al fresco dining or evening drinks, while further gardens behind the house include a rockery, woodland walk, hot charming courtyard with hot tub area and pond.

One of the defining features of Oxton Mere is the enchanting private lake, previously stocked with trout and now carp, attracting abundant wildlife and creating an ever-changing natural spectacle.

In total, the grounds extend to approximately 19.5 acres, including formal gardens, lawns, woodland, and a 14.3-acre paddock, there are a collection of timber outbuildings, ideal for storage, workshops, or livestock.







INFORMATION

Location

Set within an Area of Outstanding Natural Beauty and listed with Historic England, Oxton Mere is a rare haven of peace and privacy. The picturesque village of Kenton lies just 1.5 miles away and is home to the historic Powderham Castle, its gardens, farm shop, and café. The vibrant city of Exeter is within 10 miles and offers a wide array of amenities including excellent schools, shopping, theatres, restaurants, and the renowned Exeter University.

For commuters, Exeter St David's station offers direct trains to London Paddington (circa 2hr 15m) and Bristol Temple Meads, while the Devon Expressway (A38/M5) is just 3.9 miles away. The nearest station at Starcross is approximately 3.6 miles.

The surrounding area is rich in leisure opportunities, with nearby golf courses, Haldon Forest for riding, cycling and walking and the Exe Estuary renowned for sailing, birdlife, and watersports. Dartmoor, the South West Coast Path, and award-winning beaches are all within easy reach.

Services

Tenure: Freehold

Mains water and electricity, private drainage and oil fired central heating.

Local Authority

Teignbridge District Council

Council Tax Band G

Summary

Oxton Mere represents a truly unique opportunity to acquire a magnificent country estate that captures the charm of continental living within the glorious Devonshire landscape. Ideal as a family home, lifestyle retreat, or investment opportunity, it combines seclusion, elegance, and convenience in equal measure.

Main House



Coach House



Oxton Mere, Kenton, Exeter, Devon

Approximate Gross Internal Area

Main House = 3084 Sq Ft/287 Sq M

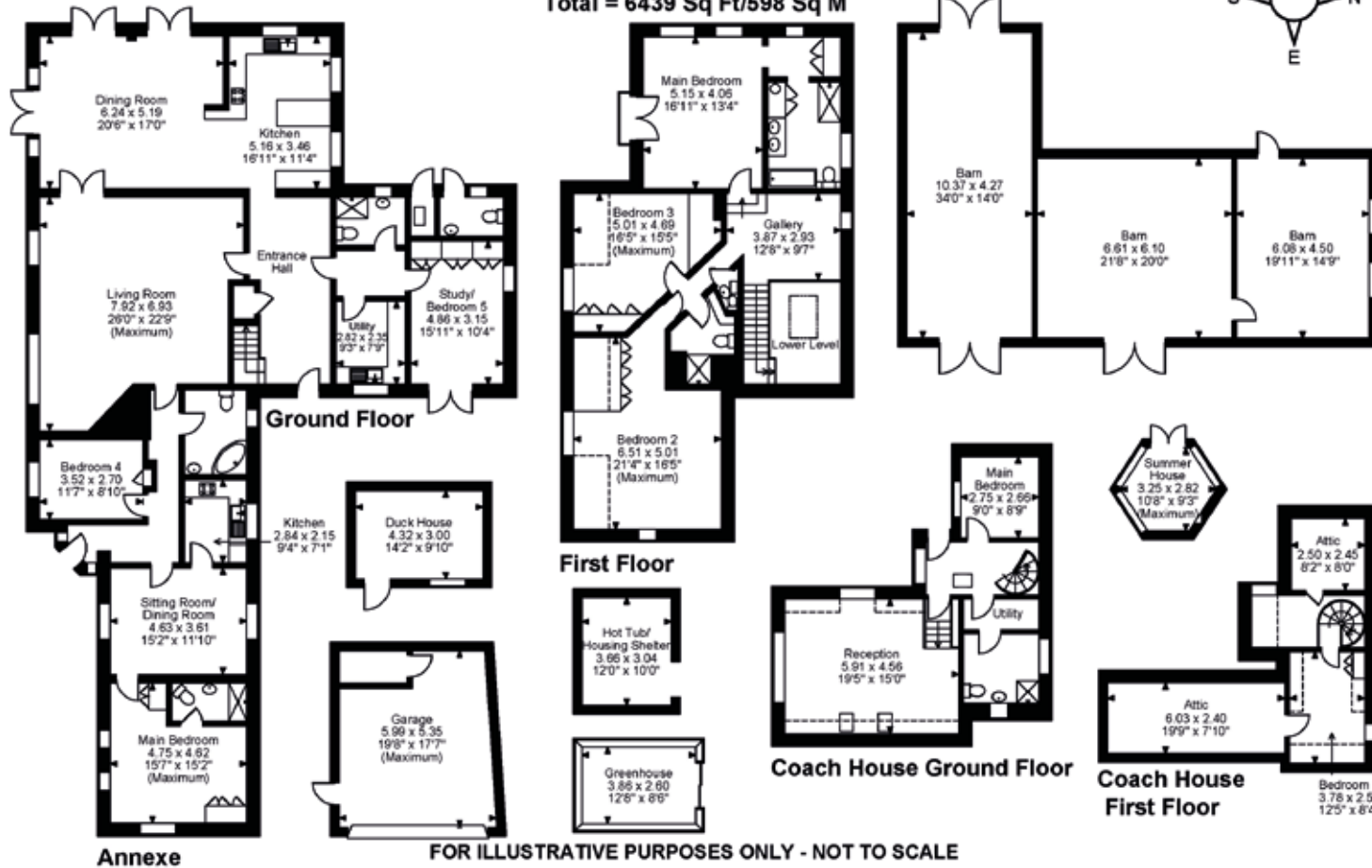
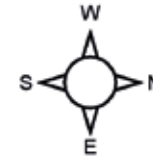
Garage = 332 Sq Ft/31 Sq M

Outbuildings = 1665 Sq Ft/155 Sq M

Coach House = 859 Sq Ft/80 Sq M

Annexe = 499 Sq Ft/46 Sq M

Total = 6439 Sq Ft/598 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8657024/SS

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 28.04.2025





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Exeter
23 Southernhay West, Exeter, Devon EX1 1PR
01392 573900 | exeter@fineandcountry.com

