



Connells

Merrywood
Ogwell Newton Abbot



Property Description

** GUIDE PRICE £575,000 - £600,000 **

This detached house is pleasantly situated in a cul-de-sac in the ever popular village of Ogwell. It features four double bedrooms (with master en-suite), family bathroom, lounge, kitchen and a large conservatory. The stunning rear garden is a fantastic feature to the property and is surrounded by mature plants and shrubs which offer a high level of privacy, there are ample dining areas and two large workshops. The rear garden back onto The National Trust.

The property also benefits from driveway parking for three cars and a single garage with electric roller door and solar panels which are currently on a 12 year feed-in tariff.

Situated on a substantial plot in a well regarded area of Ogwell, this property boasts spacious accommodation throughout with a stunning rear garden, garage and workshops (both re-wired with a 10 year safety certificate).

The area has a well-respected primary school (Canada Hill) and the town centre is within close proximity offering an excellent range of shops, amenities, and transport links.

Front Of The Property

Driveway parking for multiple vehicles, electric car charging point, single garage, access to the rear garden. Three shallow steps leading up to the main entrance.

Entrance Hallway

11' 4" max x 14' 7" max (3.45m max x 4.45m max)

Spacious hallway with doors leading to all principle rooms, consumer unit, smoke detector, storage cupboard and a wall mounted radiator.

Downstairs Wc

Obscure double glazed window to the front, WC, vanity wash hand basin with storage below and a wall mounted radiator.

Lounge

19' 8" max x 11' 1" max (5.99m max x 3.38m max)

Double glazed window to the front of the property, Contura high efficiency log burner with slate hearth and wooden mantle, two wall mounted radiators and sliding doors leading into the conservatory.

Study

12' max x 9' 8" max (3.66m max x 2.95m max)

Double glazed windows looking into the conservatory and a wall mounted radiator. Complete with built in cupboards and shelving.

Kitchen

19' 8" max x 7' 9" max (5.99m max x 2.36m max)

Double glazed window to the front of the property, wall and base units, kick-board lights, one and a half bowl porcelain sink/drainer, freestanding Zanussi oven with induction hob and extractor over, space for dishwasher, space for undercounter fridge, space for undercounter freezer, wine cooler, concealed ironing board and concealed small table built into draw system and part tiled. There is a further worktop at the rear end of the kitchen with a stainless steel sink, space for washing machine and Worcester boiler above. Door leading to the rear porch/utility and door to the conservatory.

Rear Porch/Utility

Double glazed windows surrounding, base units, worktop, space for tumble dryer and door leading to the rear garden.

Conservatory

26' 9" max x 13' 7" max (8.15m max x 4.14m max)

Large conservatory extension with double glazed windows surrounding which are fitted with Sanderson blinds, and a sky light allowing all the natural light to flood in, lino flooring to one side of the conservatory as the dining area, carpeted floor to the other area, three wall mounted radiators and two doors leading out to the rear garden.

First Floor

Spacious landing with double glazed window to the front of the property, storage cupboard and loft access.

Bedroom One

10' 5" max x 9' 4" max (3.17m max x 2.84m max)

Double glazed window to the rear of the property, built-in wardrobes, wall mounted radiator and door leading to the en-suite.

Ensuite

Obscure double glazed window to the rear of the property, shower cubicle, WC, wash hand basin and a wall mounted radiator.

Bedroom Two

11' 2" max x 8' 9" max (3.40m max x 2.67m max)

Double glazed window to the rear of the property and a wall mounted radiator.

Bedroom Three

10' 4" max x 9' 3" max (3.15m max x 2.82m max)

Double glazed window to the front of the property and a wall mounted radiator.

Bedroom Four

9' 3" max x 9' max (2.82m max x 2.74m max)

Double glazed window to the front of the property and a wall mounted radiator.

Bathroom

Obscure double glazed window to the rear of the property, bath with electric shower over, wash hand basin, WC and a wall mounted radiator.

Rear Of The Property

The large rear garden (which backs onto The National Trust) is a real feature of this property and is very well maintained.

A patio area leads out from the conservatory with large lawn area that is surrounded by mature shrubs, plants and seven fruit trees offering total privacy. To the left is a raised lawn area with pergola and there is also a further raised patio/BBQ area. There is a paved pathway leading to another gravelled patio and a very large workshop, including a 'snug' with log burner and sitting area. It contains lights, power and a storage area. On returning towards the house is archway leading to another large and well insulated workshop with light and power with an attached lean-to greenhouse with power. To the right of the plot is a footpath which takes you to Bradley Woods, The National Trust and River Lemon.

At the bottom of the garden, a path through a second arch leads to a new 6' x 8' shed, hidden behind some established trees.

To one side of the house there are double gates leading to a large flat area where a car or trailer could easily be stored. Adjoining this area is a substantial covered log store and garden equipment storage area.

The property benefits from two outdoor taps six outdoor electric sockets. Water is saved in eight water butts.

Garage

17' 3" max x 8' 6" max (5.26m max x 2.59m max)

Electric roll up door with lights and power.

Workshop

14' max x 14' max (4.27m max x 4.27m max)

uPVC doors into the workshop with lights and power.



Second Workshop

30' max x 12' max (9.14m max x 3.66m max)

Located to the right-hand side of the garden is another large workshop containing a separate living area. To the side of this workshop is a covered storage area for bikes and ladders.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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