



Southwood



Chagford 10.1 miles / Exeter 8.7 miles /
Exeter St Davids station 9 miles / Exeter
International airport 16.7 miles

A stylish 4-5 bedroom detached chalet bungalow with 5 acres and glorious views over the Teign Valley.

- Stylish, detached chalet bungalow
- 4-5 bedrooms
- Open plan kitchen/breakfast room
- Glorious paved sun terrace
- Gardens and grounds amounting to 4.73 acres
- Double garage

**Offers In Excess Of
£750,000**

Situation

Bridford is a popular Teign Valley village on the eastern boundary of the Dartmoor National Park. The village has a strong community with parish church, well-regarded pub with shop and village hall. Run by the local community is a woodland park and nature walk, whilst for children, a large play park. The neighbouring village of Christow (1 mile) has a well-respected primary school, larger village shop, post office and doctor's surgery together with a further popular pub. The university and cathedral city of Exeter lies just 8.7 miles, via the most direct route, and has a wide range of amenities befitting a centre of its importance, including excellent shopping, dining, theatre and sporting facilities. There are mainline railway stations to Paddington and London Waterloo and Exeter International Airport lies four miles to the east of the city.

Description

Southwood is a stylish, detached chalet bungalow situated in a picturesque, elevated position with far reaching views across the Teign Valley. Originally built in the 1970's the property offers spacious accommodation of 2,668sqft and combines all the benefits of modern rural living whilst within easy reach of the City of Exeter.

Accommodation

From the entrance hall doors lead into a modern kitchen, comprising units with oak work surfaces, an oil fired Sandyford stove and a marble top central island. The kitchen was extended in 2013 to provide an open plan breakfast room with patio doors leading out to the paved sun terrace. A spacious sitting room with cosy woodburner leads directly into the modern conservatory with patio doors leading to the gardens. To the ground floor is the master bedroom, which has built in wardrobes and a 'jack & jill' ensuite bathroom, and a further double bedroom. There is also a long utility room with access doors to the front and rear gardens and into the double garage. The first floor has a double bedroom, with glorious views over the gardens and surrounding countryside, two further single bedrooms and a family bathroom with access to a significant eaves storage area.

Gardens & garaging

The property is approached via a private driveway which leads to a parking and turning area to the front. The gardens surround the property and are easy to manage and largely laid to lawn with established shrubs as well as a paved sun terrace with feature pond. There is a double garage with up and over electric doors.

Land

To the east is a gently sloping paddock and to the south is a mature woodland with established orchard. In all the land amounts to 4.73 acres.

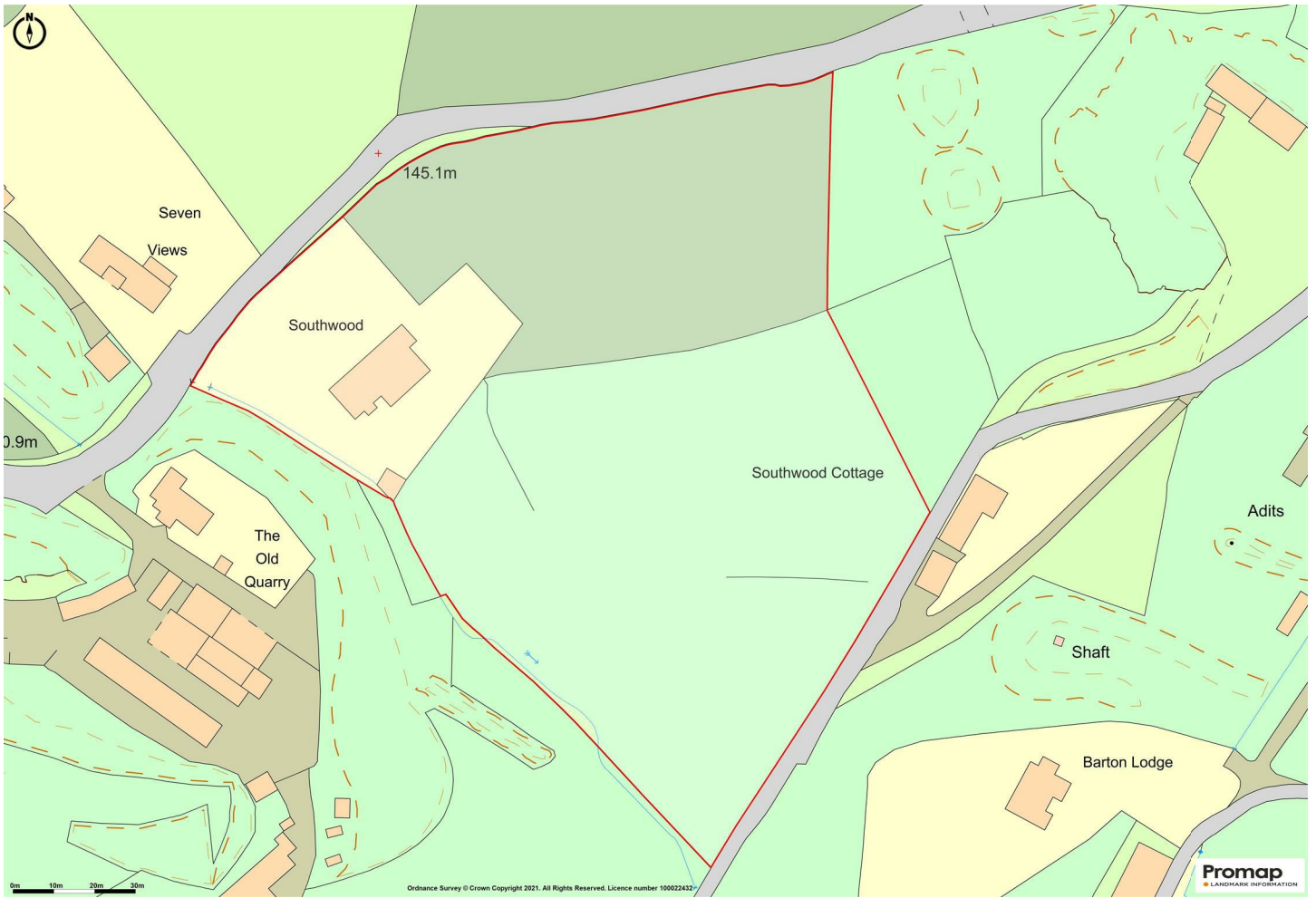
Services

Mains electricity and water. Gas central heating on the ground floor. The Sandyford stove is oil fired and provides heating to the ground floor, hot water and oven space. In addition, there is a modern electric oven with a gas hob. Solar panels on the roof provide a useful annual payment.

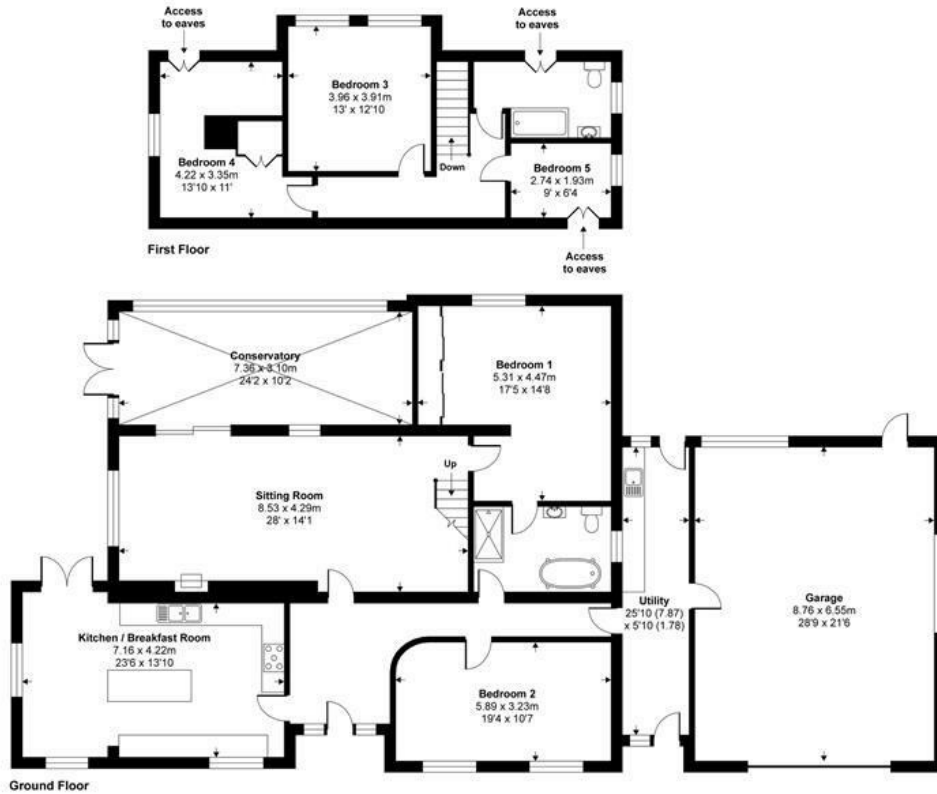
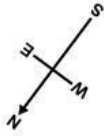
Directions

From Exeter proceed on the B3212 signposted Moretonhampstead. Proceed through the village of Longdown and after a few miles, at Farrants Cross, turn left onto the B3193 signposted Chudleigh, Bridford and Christow. At the T-junction turn left onto the Teign Valley Road. After 0.2 miles turn right onto Pound Lane. After approx. 0.6 miles the property will be on your left.

What-Three-Words: completed.evolved.exists



Approximate Area = 2668 sq ft / 247.8 sq m
 Garage = 605 sq ft / 56.2 sq m
 Total = 3273 sq ft / 304 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Stags. REF: 720588

These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
89-100	A		84
81-88	B		
69-80	C		
55-68	D		
39-54	E	34	
21-38	F		
1-20	G		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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