

Oakfield



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Woodbury Salterton, Exeter, Devon, EX5 1ET

Exeter 7.7 miles. Woodbury 2.6 miles. Exmouth 7.5 miles.
Budleigh Salterton 8.7 miles. Sidmouth 8.2 miles

A delightful three-bedroom detached bungalow set in 3.18 acres with immaculate gardens.

- Well-presented three-bedroom, 2 bathroom detached bungalow
- Large kitchen/dining room
- Easily accessible to Exmouth, Exeter and local beaches
- Council Tax Band – E
- Delightful gardens and adjacent paddock amounting to 3.18 acres
- Carport, garage and driveway
- EPC – F
- Freehold

Guide Price £775,000

SITUATION

Positioned at the edge of the sought-after village of Woodbury Salterton, this detached bungalow offers the local amenities & charm of village life, with a church, primary school, pub, and popular Farm Shop, Greendale, on its doorstep. The larger neighbouring village of Woodbury can be reached in less than ten minutes provides a larger range of amenities.

The East Devon Area of Outstanding Natural Beauty (AONB) is just to the south where Woodbury Common is found, providing excellent walking, riding and cycling opportunity. The coastal resorts at Sidmouth, Budleigh Salterton and Exmouth are all within easy reach and excellent water sports can be enjoyed from these areas, as well as on the Exe Estuary.

DESCRIPTION

Oakfield is a beautifully presented detached bungalow set within 3.18 acres, approached by a private driveway which leads to the garage, carport and large turning area. The property offers three double bedrooms with rural outlooks, and the comfort of living in a modern home with plenty of character and space. The property benefits from a large kitchen/dining room, South-facing patio, pristine gardens and a paddock.



ACCOMMODATION

The front entrance leads into a generous hallway approaching the sun-lit living room, with the adjoining garden room overlooking the immaculate gardens. To the left of the living room is the spacious and beautifully presented kitchen extension and dining room, with integrated appliances, an extensive range of fitted units, French doors to the gardens and double aspect windows allowing plenty of light, with the dining area providing considerable space for a large dining table. Off of the kitchen is a useful utility room with a cloakroom, pantry and a separate access to the front of the property.

Across the hallway from the living room is a large double bedroom with fitted wardrobes, and to the right is a modern, tiled bathroom. There are a further two double bedrooms down the corridor, with a shower room to the front of the bungalow.

OUTSIDE

Approached via the private driveway, there is a sizeable carport and garage and a vast turning area, allowing parking for several vehicles. Adjacent to the bungalow is a levelled paddock amounting to around 2.57 acres. The gardens are a superb feature, brilliantly maintained and perfect for a keen gardener. There are gravelled pathways leading through the foliage, which include a variety of mature shrubs and trees, such as Palm, Apple, Maple and Cypress trees. These serene gardens offer privacy and tranquillity throughout.

SERVICES

Mains electricity. Mains water. Private drainage. Oil-fired central heating. There is a right of way for the neighbour to access the pipes of their septic tank along the hedgerow if required for maintenance.

DIRECTIONS

From Exeter, head towards the Sandygate roundabout and take the third exit onto the A376 Sidmouth Road. Exit the roundabout on the A376, onto Sidmouth Road via the second exit, onto the A3052. At 3.3 miles, turn right at the crossroad onto Sanctuary Lane, and Oakfield is on the second left.

What3words – markets.songs.snooping




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1731 sq ft / 160.8 sq m (excludes garage & carport)
For identification only - Not to scale

Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1098043



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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