



Clapham Cottage,



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Clapham, Exeter, EX2 9UN

A spacious detached property with delightful gardens, ample parking and double garage situated in a charming hamlet only 4 miles from the centre of Exeter.

- Two garages and ample parking
- No onward chain
- Lovely gardens with outdoor swimming pool
- Thatched cottage in charming hamlet on the edge of Exeter
- Large conservatory
- Period features
- CTB - G
- EPC - E
- Freehold
- BT Fibre Connection

Offers In Excess Of £990,000

SITUATION

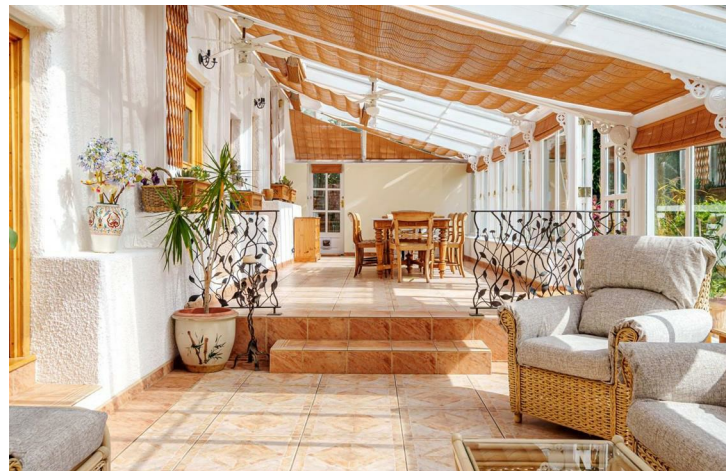
Located on the edge of Exeter, Clapham is an attractive hamlet of mainly period houses and cottages. Set in a semi-rural position, the property is close to Haldon Forest where there are lovely walks and bike rides through Haldon Woods and good access onto the A380 and M5. The village of Kennford (which has a primary school and a village store/Post Office) is only 2.9 and nearby the village of Kenn has a beautiful church and a thriving pub, The Ley Arms. The cathedral and university city of Exeter is only 4 miles, which provides an extensive range of facilities befitting a centre of this importance. Also within easy reach is Exeter Racecourse, Teignmouth Golf Club and, of course, Dartmoor National Park.

Situated approximately four miles south-west of the Cathedral city of Exeter.

The charming hamlet of Clapham has a lovely semi-rural feel, being set amongst beautiful rolling countryside below Haldon Forest, with the forest park offering good walking and cycling trails.

Clapham offers an excellent position for commuting with fast access to the A38 Devon Expressway and the M5 motorway.

In Kennford, there is a well-regarded primary school, village hall/Post Office, a community centre and the well-known Seven Stars.



DESCRIPTION

A charming and spacious family home located in the heart of this pretty Hamlet. On the ground floor is a sitting room with a large wood burner in an inglenook fireplace and steps lead down to a second reception room/ground floor bedroom. There is a spacious kitchen/dining room fitting with a range of bespoke wood fronted units with a granite work top over and an oil fired Aga set in an attractive stone brick surround.

A beautiful, light conservatory spans the entire width of the cottage with the benefit of under floor heating with windows and door overlooking the garden creating a lovely place to sit. Additionally, a luxurious Sauna Room offers a retreat for relaxation.

On the first floor are 3 double bedrooms. the master with attractive ceiling beams and there are two bathrooms.

Outside, a secluded driveway leads to two single garages, and the meticulously landscaped south facing gardens extending to 0.63 acres, encompass a splendid heated swimming pool, perfect for leisurely afternoons in the sun and a barbecue area with pizza oven.

A recent highlight includes the re-thatching of the roof in 2022, ensuring the cottage's enduring charm and functionality.

GARDENS

To the side of the house a secluded driveway provides ample parking and leads to two single garages. There are lovely landscaped gardens South facing gardens and extending to 0.63 acres, including a fantastic heated swimming pool, perfect for leisurely afternoons in the sun and a barbecue area with pizza oven.

SERVICES

Council Tax - G
Heating - Oil fired central heating
Drainage - Sceptic tank shared with 5 other properties
Listed - Grade II Listed
Tenure - freehold
Broadband Speed - Ultrafast available - 1000 mbps download
Thatched in 2022

DIRECTIONS

Leave Exeter crossing Exe Bridges and follow the signs to Alphington and the A30. Proceed into Alphington and take the third exit (straight ahead) at the roundabout. Pass the church on your left, continue onto Chudleigh road and then take the third turning at the next roundabout. Proceed up Shillingford Road, then upon entering Shillingford Abbot, proceed through the village into Shillingford St George and onto Clapham. On entering Clapham, turn right where the property can be found immediately on the left.



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.



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

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Approximate Area = 3074 sq ft / 285.5 sq m (excludes voids)
 Garage = 310 sq ft / 5.9 sq m
 Outbuilding = 64 sq ft / 28.7 sq m
 Total = 3448 sq ft / 320.1 sq m
 For identification only - Not to scale

Ground Floor

Outbuilding

Garage
3.77 x 5.00m
18'11" x 16'5"

Pool House
2.57 x 3.00m
8'5" x 9'10"

Bedroom 4
3.89 x 2.37m
12'9" x 7'9"

Bedroom 3
4.65 x 3.51m
15'3" x 11'6"

Bedroom 1
5.64 x 4.80m
17'10" x 15'9"

Conservatory
15.80 x 3.61m
51'10" x 11'10"

Bedroom 2
5.28 x 4.78m
17'4" x 15'0"

Sitting Room
4.75 x 3.76m
15'7" x 12'4"

Kitchen / Dining Room
4.63 x 4.83m
15'2" x 15'10"

Utility

Void

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1133076