



Oakwood House



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Whitestone, Exeter, Devon, EX4 2JS

Exeter (2.5 miles) Dartmoor National Park (5.8 miles)

A stylish and versatile 4-5 bedroom detached family home occupying a prominent village location.

- Versatile family home
- Annexe potential
- 4-5 double bedrooms
- Garage and carport
- Council Tax Band E
- Stylish and modern throughout
- Open plan sitting/dining/kitchen
- Beautiful gardens
- Freehold

Guide Price £625,000

SITUATION

Oakwood House is located in the popular village of Whitestone. Whilst in a rural position, the village is just 2.5 miles from the edge of the Cathedral city of Exeter, which offers an excellent range of amenities including outstanding schools, shops and restaurants, and is home to one of the top universities in the country. Exeter also has great transport links, with easy access to the M5, the A38 and A30, Exeter International Airport, and rail links to London Paddington.

For outdoor enthusiasts, the wild playgrounds of Dartmoor are around 5.8 miles distance, which offers many walking, riding and cycling opportunities. Oakwood is surrounded by Granite tors, heather clad moorland, wooded valleys and beautiful rivers and streams for those who also enjoy fishing.

DESCRIPTION

A stylish and versatile 4-5 bedroom detached family home occupying a prominent village location. The generous internal accommodation briefly comprises an entrance porch and hallway, an open-plan kitchen/dining room, living room, study and cloakroom on the ground floor. The lower ground floor includes a utility/shower room and a bedroom/snug. Upstairs, across two levels are the remaining four bedrooms (with an en-suite and dressing room to the principal bedroom), the main bathroom, and a cloakroom. In addition there is an enclosed garden to the rear with access to a garden room, a sizeable garage and a carport, providing valuable off-road parking



ACCOMMODATION

The front door opens into the entrance porch with an oak floored hallway leading to the kitchen/dining room, sitting room, study and cloakroom/WC. The impressive kitchen contains a modern range of matching wall and base units with granite worktops and a matching upstand. Integrated appliances include an eye-level oven with a separate 5 ring electric hob and extractor hood over the top and space is provided for a tall fridge/freezer. An arch from the dining room opens through to the dual aspect living room with woodburner and glazed French doors open from the dining room to the paved sun terrace and garden.

Stairs from the ground floor lead down to the lower level, comprising a snug/fifth bedroom, a separate utility room with shower, and access to the ground floor garage. The lower ground floor could be used as a self-contained annexe if required.

Leading up from the ground floor to a first floor landing, are two double bedrooms, a family bathroom, and the principal bedroom with fitted cupboards, dressing room, and ensuite shower room. Stairs then lead up to the top floor with a further double bedroom with eaves storage and WC.

GARDEN & GARDEN ROOM

The enclosed rear garden enjoys a patio area, providing an ideal space for outdoor seating. There is also access to the garden room, a further area of lawn to the side, two outdoor sockets, a tap, and a gate leading to the front of the property.

GARAGE & CARPORT

The property provides a generous garage serviced by power and lighting and also incorporates a built-in mirrored wardrobe and a roller door to the front, leading to the carport.

SERVICES

Oil fired boiler
Likely to have coverage from service providers
Off-street parking
Solar panel feed in Tariff

DIRECTIONS

From Exe Bridges roundabout in the centre of Exeter on the river, take Okehampton Street out of the city. Go over the crossroads, up Redhills towards Whitestone and continue into the village of Whitestone where the property will be found 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
Vary energy efficient - lower running costs			
102 plus)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	
(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 = 2201 sq ft / 204.4 sq m
 Limited Use Area(s) = 68 sq ft / 6.3 sq m
 Garage = 275 sq ft / 25.5 sq m
 Total = 2544 sq ft / 236.3 sq m

For identification only - Not to scale

Ground Floor

Second Floor

Lower Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Stags. REF: 1123820