



The Orangery

The Orangery, Oxton House, Nr Kenton, Exeter, Devon, EX6 8EX



Exeter (9.5 miles) Starcross station (4 miles)
Teignmouth (10.5 miles)

A unique and elegant country retreat within the majestic setting of Oxton House and its stunning communal grounds.

- A striking Grade II listed property
- Communal grounds and tennis court
- Reverse level property
- Over 1,600 sq. ft. of accommodation
- Double garage
- Private patio garden
- Storage
- EPC: E
- Council Tax Band: E
- Leasehold: 999 years from 2005 with share of Freehold.

Offers Over £600,000



SITUATION

Oxton House is a striking Grade II Listed manor house, converted into elegant apartments in the 1980's. It stands in a most favoured private wooded valley circa 10 miles west of Exeter in the lee of the Haldon Hills. Oxton House dates back to Elizabethan times but was rebuilt in 1781 by Reverend, traveller and author John Swete who inherited a fortune from his godmother after he changed his name from John Tripe. Oxton is a popular hamlet due to the fact that it is on a 'no through' road and has a wooded approach with colourful rhododendrons and azaleas and the original estate white bridge over the river. It is approximately a 5 minute drive to the village of Kenton where there is a Post Office/stores, primary school, two village restaurants, pub and a community hall. 3 miles to the east is the prestigious Powderham Castle and Estate which offers local facilities such as a farm shop, restaurant and garden centre.

DESCRIPTION

The Orangery is a late addition to Oxton House, believed to be built in 1986, providing a unique wing to the impressive country estate. This exquisite home offers reverse level accommodation providing a light, airy and spacious rural retreat. The layout is arranged with 4 bedrooms, master ensuite, sitting room, dining room, kitchen and bathroom. Under the delightful balcony is a useful store room and to the south of the property is a charming patio area. The property also includes a double garage. Oxton House shares beautiful landscaped communal grounds with sweeping lawns, areas of woodland and a tennis court.

ACCOMMODATION

You enter the property via a balcony/terrace on the first floor either by steps or the bridge from the croquet lawn. The entrance hall has a side aspect window, over the stairs leading down to the ground floor, a generous storage cupboard and a guest cloakroom providing a WC and basin. The dining room has a dual aspect with French doors leading out onto the balcony and views over the lawns. Double doors open to a bright and spacious sitting room with two sash windows providing views over the communal grounds, a feature fireplace with an open grate and finished with timber flooring. The contemporary kitchen has a rear aspect with views over the inner courtyard, an array of matching base and wall units, integrated appliance which include an electric hob, double oven, dishwasher and space for a washing machine. Bedroom 1 has a front aspect with views over the patio and communal grounds beyond, fitted wardrobes and an ensuite arranged with a walk-in shower, WC and basin. Bedrooms 2 has a

front aspect window with views over the patio area and fitted wardrobes. Bedroom 3 has a rear aspect with views over the neighbouring courtyard. Bedroom 4/study is a versatile room with French doors opening onto the south facing patio. This room is currently used as a study and occasional bedroom with fitted wardrobes and shelving. The bathroom provides a bath with shower mixer taps, WC and basin. An integral garden store is positioned beneath the balcony 5.21m x 1.83m (17'1" x 6").

THE GROUNDS

A charming south facing paved patio can be accessed from the communal grounds and the French doors on the ground floor. The exquisite gardens and grounds of Oxton, approximately 5 acres, create a beautiful parkland setting, with an abundance of mature plants, trees, rhododendrons and a delightful pond. Alongside this woodland setting is the use of a tennis court and croquet lawn. The double garages are situated in a block to the west of the building with an additional parking area, bin store and washing line area. In front of the garage is a communal water tap and electric point. The Orangery has the benefit of a double garage with 2 up & over doors with power and light.

TENURE

Leasehold: 999 years from 2005 with a share of Freehold between 15 leaseholders.
Ground rent: £10 per annum
Service Charge: £2,700 per annum.
Management: Oxton House Ltd.

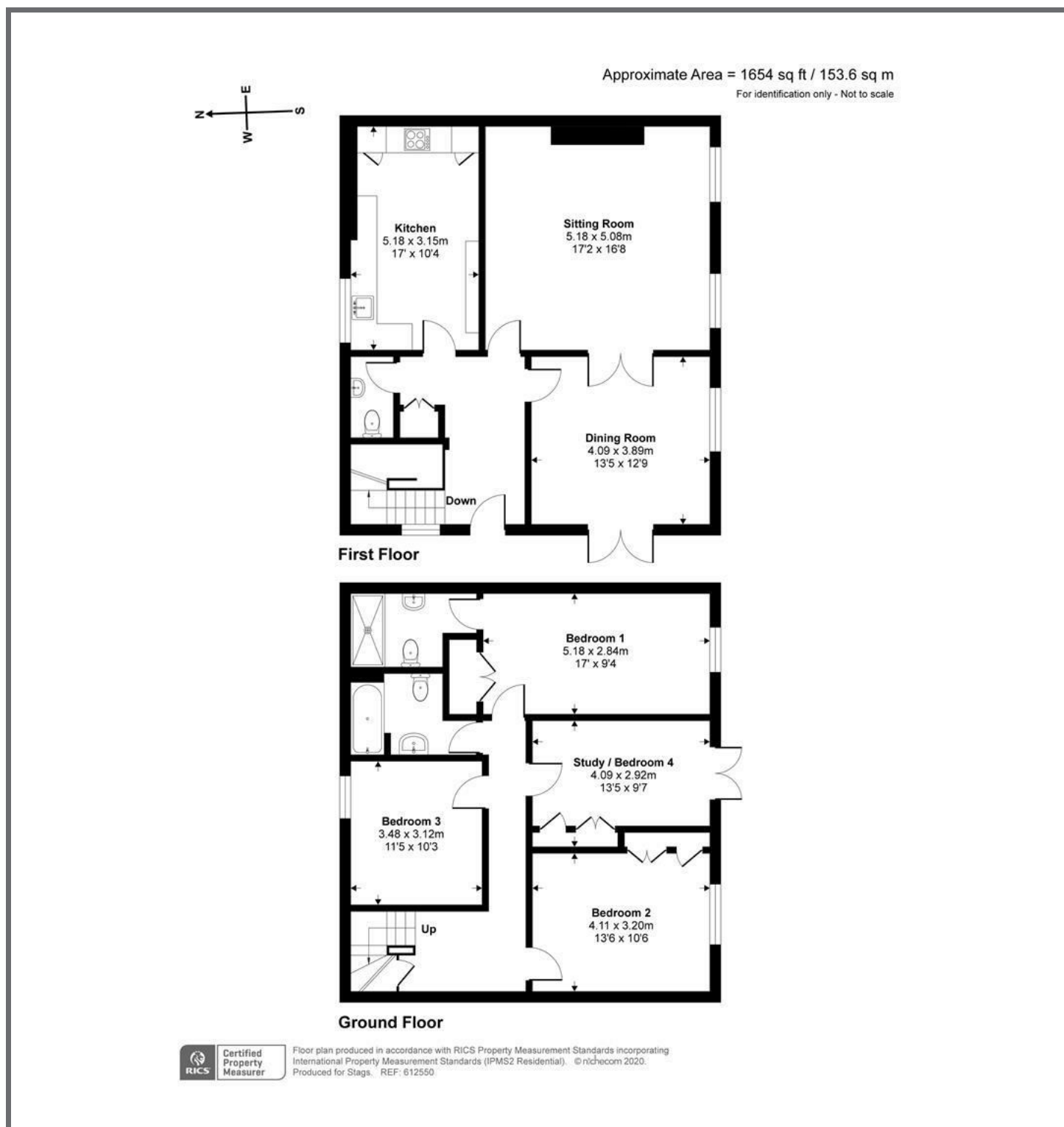
SERVICES

Mains electricity and private water. Shared private drainage. Night storage heaters.

DIRECTIONS

From the M5 at Exeter continue southbound onto the A38 and then fork left onto the A380 signposted to Torquay. At the top of Telegraph Hill, at Mamhead Cross, turn left signposted to Mamhead and Kenton. Follow this road for about 2 miles passing the entrance to Mamhead House to Ivy Cottage Cross where you turn left signposted to Lyson and Oxton. Proceed down the country lane for just over half a mile before turning left, signposted to Oxton. Continue along this road (no through road) and you will arrive at Oxton House.





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				
(92-100) A			80	
(81-91) B				
(69-80) C			52	
(55-68) D				
(49-54) E				
(41-48) F				
(35-40) G				
Not energy efficient - higher running costs				
England & Wales		EU Directive		

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