



22, Stockton Hill



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, Dawlish, Devon EX7 0DW

Dawlish railway station (0.5 Miles), Exeter (12 Miles)

A substantial detached residence enjoying panoramic sea and countryside views, set within a generous plot.

- Substantial detached residence in an elevated position
- Generously sized
- Driveway parking for ample vehicles
- Great location
- EPC: D(56)
- Panoramic sea and countryside views
- Four bedrooms plus separate study
- Large detached double garage
- Freehold
- Council tax band: D

Guide Price £625,000

SITUATION

Located in an elevated position on the sought-after Stockton Hill, this impressive detached property enjoys far-reaching views over Dawlish, the surrounding countryside, and the coast beyond. The property sits within easy reach of the town centre, local amenities, mainline rail services, and the popular beaches of South Devon, making it ideally positioned for both convenience and tranquillity.

DESCRIPTION

22 Stockton Hill is an imposing detached home set within a generous and mature plot, boasting some of the best panoramic sea and rural views the area has to offer. This much-loved family home, not having changed hands in over fifty years, presents a rare opportunity to acquire a property in this prestigious location. The well-proportioned accommodation is arranged over two floors and benefits from double glazing, gas central heating, generous parking, a detached double garage, and beautifully landscaped gardens.



ACCOMODATION

A part-glazed front door opens into an entrance lobby with a useful utility cupboard and log store. The kitchen/breakfast room is a light-filled, triple-aspect space with French doors to a rear patio and a range of bespoke units under marble worktops. Adjacent is a reception hall with stairs rising to the first floor and access to the principal rooms.

To the front of the house, both the dining room and sitting room enjoy stunning sea and countryside views through bay windows, with the sitting room also featuring a fireplace and doors opening to a sun room, which in turn opens to the garden. A further reception room on the ground floor offers flexibility as a fifth bedroom or study. Completing the ground floor is a utility area and access to side pathways.

On the first floor, there are three double bedrooms, two with bay windows overlooking the coast, along with a fourth bedroom/study, family bathroom, and separate WC. A landing window provides additional natural light and rear outlooks.

OUTSIDE

The property is approached via a block-paved driveway providing ample parking ahead of the detached double garage, which includes power, water, and a WC, making it ideal for workshop or ancillary use.

The rear garden is designed for low maintenance with slate chippings and paved seating areas, while the front garden is tiered over three levels, predominantly laid to lawn and paved terraces, all enjoying uninterrupted sea and countryside views. Mature planting offers privacy and year-round interest, and there is outside power available.

SERVICES

Utilities: Mains electric, mains gas, mains water, telephone and broadband

Drainage: Mains drainage

Heating: Gas central heating

Tenure: Freehold

EPC: D(56)

Council tax band: D

Standard, ultrafast and superfast broadband available. EE, O2,

Three and Vodafone mobile networks likely to be available

(Ofcom).



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 = 1802 sq ft / 167.4 sq m
Garage = 411 sq ft / 38.1 sq m
Total = 2213 sq ft / 205.5 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Stags. REF: 1290623



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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