



1, Meadows Edge



STAGS

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Cheriton Bishop, Exeter, EX6 6JS

A30 (0.8 Miles), Exeter (10 Miles), Okehampton (12 Miles)

A spacious and highly versatile family home of over 2000 sq ft, arranged over three floors with attractive gardens and a garage, set within a sought-after Devon village.

- Highly desirable village of Cheriton Bishop
- Situation in a quiet cul-de-sac
- On the edge of Dartmoor National Park
- Thriving village community
- Council Tax Band: F
- Six bedroom house with flexible layout options
- No onward chain
- Ideal family home with extensive storage throughout
- Popular local schooling option
- Freehold

Guide Price £535,000

SITUATION

Situated on the edge of Dartmoor National Park, No.1 Meadows Edge offers the perfect blend of rural tranquillity and village life. Tucked away in a peaceful position in this sought-after village, the property is only a short stroll from the village shop and pub, Within quick reach of the A30, this well-located home is ideal for those seeking a Devon lifestyle with connectivity to Exeter and beyond.

Well-proportioned rooms are filled with natural light and enjoy far-reaching views over open countryside. A spacious kitchen-diner and private patio provide superb spaces for relaxing or entertaining. An excellent opportunity for families, retirees or as a country bolthole.

DESCRIPTION

No.1 Meadows Edge is a spacious and versatile six-bedroom home offering generous accommodation across three floors. The ground floor features a kitchen/breakfast room, sitting room, dining room, and WC. Upstairs continues with a bedroom with an ensuite shower, three further bedrooms and a family bathroom. The top floor offers two further bedrooms, one with an ensuite shower. Requiring decorative updating, this is a superb opportunity to personalise a substantial family home with large garage, in a sought-after village.



ACCOMMODATION

Approached via a quiet cul-de-sac, No.1 Meadows Edge benefits from driveway parking for two vehicles directly outside the property and another couple of communal spaces nearby. There is also a large garage with power. A secluded entrance leads into a welcoming hallway, with a cloakroom on the left. The main hallway leads into a family sized kitchen/breakfast room with garden views, Also off the entrance hall is a bright, triple-aspect sitting room with a wood burner and a dining room.

On the first floor, there are three bedrooms all with fitted wardrobes and one with an ensuite shower room. A fourth bedroom on this floor is currently being used as study. There is also a family bathroom with a shower and a bath. The top floor offers two further bedrooms, one with built-in wardrobes, and another bedroom with an ensuite shower room.

OUTSIDE

The front of the property is attractively bordered by mature shrubs and rose bushes, offering a welcoming approach. Pathways to either side provide access around the property, with a side gate to the right leading into the rear garden. The garden is predominantly laid to lawn and enjoys a good degree of privacy, with the addition of two timber sheds and a greenhouse—ideal for keen gardeners or those seeking practical outdoor storage.

GARAGE

A spacious driveway with ample parking leads to a useful single garage.

SERVICES

Mains electricity and water
Drainage - septic tank to the rear - managed by Water Board
Heating - Oil central heating
EPC - C rating
Council Tax - Band F
Freehold

VIEWINGS

Strictly by appointment with Stags Exeter Office – 01392 255202.

DIRECTIONS

From Exeter, join the A30 westbound towards Okehampton. After around 10 miles, take the Woodleigh junction exit signed Cheriton Bishop. Enter the village and follow the road. Meadows Edge is in the Hescane Park / Meadows Edge development, located in the village. Once on Meadows Edge, turn to the house marked number 1 on the left.

What3words - trouser.instance.knowledge



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.



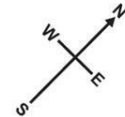
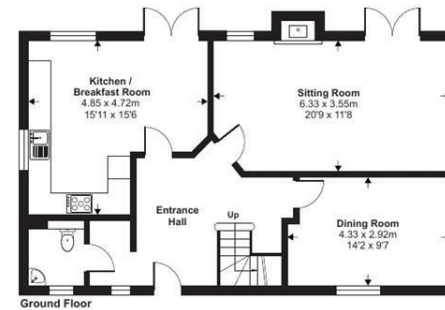
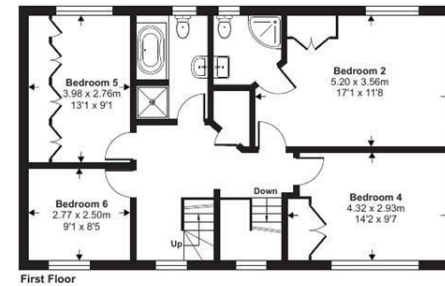
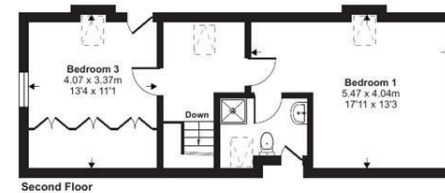
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Area = 2124 sq ft / 197.3 sq m
Garage = 173 sq ft / 16 sq m
Total = 2297 sq ft / 213.3 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). © nichcom 2025. Produced for Stags. REF: 1321039



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