



4 Berrys Meadow



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Spreyton, Crediton, EX17 5DU

Okehampton 11.5 miles, Exeter 18 miles

Stunning four bedroom detached property, built with exacting craftsmanship by renowned housebuilders Jameson Group, in sought after village with excellent transport links.

- No onward chain
- Sought after village location
- Communal meadow and pond
- Excellent transport links
- Council Tax Band F
- Four bedrooms, one ensuite
- South facing walled garden
- Built by Jameson Group
- EPC rating B
- Freehold

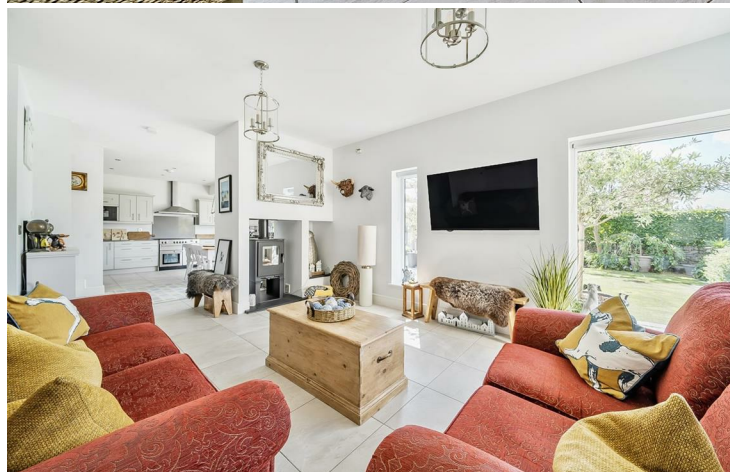
Guide Price £625,000

SITUATION

This stunning turnkey property is part of an exclusive development of just eight individual homes lies within the heart of the sought-after village of Spreyton. The village offers a well-regarded primary school, community shop with post office, parish church, village hall, and the award-winning Tom Cobley Inn. Spreyton enjoys excellent access to surrounding towns and transport links. The nearby towns of Crediton and Okehampton (both approximately 11 miles) provide a good range of amenities, including supermarkets, healthcare, and schooling. The A30 dual carriageway is within easy reach, offering swift access to Exeter (18 miles) with its extensive shopping and business facilities, mainline rail services to London, international airport, and M5 motorway connections. The Dartmoor National Park is just 3 miles away, offering outstanding opportunities for walking, riding, and outdoor pursuits.

DESCRIPTION

Situated in the ever popular village of Spreyton, this superb four bedroom detached home offers well-balanced accommodation with stylish, modern finishes throughout. Built by the renowned house builders, Jameson Group, the quality is of the highest standard. The ground floor features a semi open-plan layout combining a generous living and dining areas with a well-appointed kitchen. The floor to ceiling windows in these two rooms link the garden wonderfully to the house and there is a double sided wood burner for cosy winter evenings. Also on this level is a utility room, finished to the same specification as the kitchen, a snug and a W.C. Upstairs there are four bedrooms, including the principle ensuite bedroom and a contemporary family bathroom. There is a large double garage with electric doors and access to the house via a small courtyard directly into the utility room. In addition to it's own garden, the property enjoys access to beautifully maintained communal grounds, including a meadow and a tranquil pond.



ACCOMMODATION

Approached via a private driveway, the property benefits from a substantial double garage with electric door and side access, leading into an attractive courtyard area with log store. From here, a door opens into the utility room, fitted with high-quality units matching the kitchen and housing white goods—ensuring a practical and well-organised space. The main entrance opens into a welcoming inner hallway, leading through to a superb semi open-plan living area with floor to ceiling French windows opening out to a stunning enclosed garden which has been beautifully planted and is a real haven. Designed with modern family living in mind, the space combines a generous sitting and dining area with a beautifully appointed kitchen—ideal for entertaining. A versatile snug provides an additional reception space, along with a cloakroom/WC completing the ground floor.

Upstairs are four well-proportioned bedrooms, including a principal suite with a luxury en suite shower room, and a contemporary family bathroom finished to a high standard.

OUTSIDE

To the rear, the property enjoys a generous walled garden featuring a stunning patio area ideal for alfresco dining and relaxation. The lawn is bordered by well-stocked flower beds with an array of mature shrubs, plants and small trees. A pathway leads to a gated rear access, while a useful lockable store with power offers additional storage.

To the front, there is a double garage with electric up-and-over door, light, power, and rafter storage above.

SERVICES

- Utilities - Mains electricity and water (metered)
- Drainage - Private; Shared Treatment Plant
- Heating - Underfloor heating on ground floor; Air Source Heat Pump; Radiators on first floor
- EPC rating B
- Council tax band F
- Standard and Superfast broadband available (Ofcom)
- EE, Three, O2 and Vodafone network available (Ofcom)

AGENTS NOTE

The communal meadow is managed by Berrys Meadow Management Company - annual charge of £469.50 which covers maintenance of the paddock, road and sewage treatment plant.

DIRECTIONS

From Exeter, take the A30 westbound and leave at the Spreyton junction. Head into the village, passing the award-winning Tom Cobley Inn on your left. Proceed along the road passing St Michaels Church on your left. Just beyond, turn left into Berrys Meadow, then turn immediately left, you will find Number 4 on the right-hand side.



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		91
(81-91) B	82	
(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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