



Oak Ridge



# Oak Ridge Tedburn

Whitestone, Exeter, EX4 2HH

A period 4 bedroom, detached bungalow set in grounds of approximately 3.3 acres and fenced paddocks suitable for equestrian use.

- Attractive bungalow
- Range of agricultural outbuildings
- Lovely views over countryside
- Land extending to 3.36 acres in total
- EPC: D
- Paddocks suitable for equestrian use
- Secluded location
- Only 6 miles to city centre
- Council Tax Band: D
- Freehold

£650,000

## SITUATION

Oak Ridge is located at the end of a private drive, on the edge of the village of Whitestone. The property enjoys wonderful, panoramic rural views over its land and beyond, yet is positioned within 3 miles from the edge of the Cathedral and University City of Exeter, which offers an excellent range of amenities including a good choice of schools, shops and restaurants. Exeter also has excellent transport links, with easy access on to the M5 to the north, the A38 to South Devon and Cornwall, the A30 and by rail to London Paddington. There are both national and international flights from Exeter International Airport. For outdoor enthusiasts, the wild playgrounds of Dartmoor, which is about 6 miles distant, offers many opportunities for walking, riding, and cycling, surrounded by granite tors, heather clad moorland, wooded valleys and beautiful rivers and streams for fishing.

## DESCRIPTION

Oak Ridge is a period 4 bedroom detached bungalow set in grounds of approximately 3.3 acres in total. Approached over a private drive shared with a number of other properties, there are a range of outbuildings and sheds that have been used more recently for housing cattle, and beyond is paddock adjoining the private garden. The bungalow has scope for improvement and updating, with the lay-out comprising of a sitting room, kitchen/dining room and a useful utility room. There is also a lawn garden surrounding the bungalow on 3 sides.



## ACCOMMODATION

From the front garden, a step leads onto a decked veranda with a door leading into the hallway. On the left is the sitting room with French doors to the front and an open fire in an exposed brick feature fireplace and on the right is bedroom 3 with a window to the front. The hall leads round to the right with doors into bedrooms 1, 2 and 4 and there is a shower room with a shower cubicle, low level W.C and hand wash basin. The kitchen/dining room is a good size with a bay window overlooking the garden on the West side. The kitchen is fitted with a modern range of wood fronted base, wall and drawer units with an electric hob with oven under and extractor fan over. At the end of the kitchen is a good sized utility room with space for a fridge/freezer and a door that leads to a W.C and into the garden.

## OUTSIDE

Oak Ridge is set in a lovely plot measuring 3.36 acres in total. On entering the property from the lane, a driveway rises to the top where there is parking for a number of vehicles to the side of the bungalow. On the right hand side of the drive is a large shed with a number of stalls for keeping cattle and as the drive rises there is a second shed and some outbuildings. A gate way gives access behind the outbuildings, to 3 fenced paddocks measuring approximately 2.5 acres in total with a block built cattle shed. To the front of the bungalow is an area of lawned garden which continue around to the side.

## SERVICES

Current Council Tax: D  
Utilities: Mains electric, water and telephone  
Drainage: Sceptic tank  
Heating: Oil fired central heating  
Tenure: Freehold  
Standard broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

## DIRECTIONS

From the centre of Exeter leave the City on Dunsford Road and as you go down the hill on the other side, turn right onto Tedburn Road. Follow the road past HEL Performance Products on the left and the Travellers Rest pub and after approximately 0.5 miles the turning into the lane is on the righthand side. Follow the lane past the houses and round to the left.

## AGENTS NOTE

The vendors advise that the property has the benefit of ROW (Right of Way) over a shared drive from the main road with maintenance split between the properties. The neighbouring property to Oak Ridge have ROW over the initial section of the driveway owned by our vendors. A new consultation on Lower Hare Farm, Whitestone for a landfill permit near to Oak Ridge has been launched with a deadline of 29th August 2024.



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 = 1020 sq ft / 94.7 sq m  
For identification only - Not to scale

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Stags. REF: 1165737



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

21/22 Southernhay West, Exeter,  
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202