



Oakfield House, Stoke Hill, Exeter EX4

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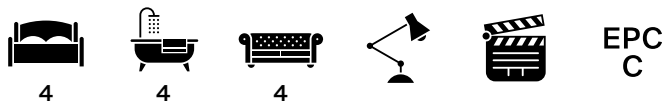




# A stunning, luxury detached property with magnificent countryside views, in a peaceful setting just two miles from Exeter city centre with a 1½ acre paddock

Oakfield House is a substantial detached property that has been recently renovated to provide stunning, luxury accommodation. Situated in a highly sought-after position less than two miles from Exeter city centre, yet with beautiful views across rolling countryside, the property has four bedrooms, five reception rooms and a wealth of stylish, contemporary fittings and features.

In total, the accommodation comprises of 5,845 square feet, including outbuildings, with every part of the property displaying clean, neutral décor and welcoming plenty of natural light. The ground floor has a spacious, L-shaped kitchen/dining/living room, with sleek, modern kitchen fittings. As well as a sitting room, a garden room and a family room. The kitchen and family room both feature bi-fold doors with a west-facing aspect, opening onto the expansive rear terrace.



**Tenure**  
Freehold

**Local Authority**  
Exeter City Council













The first floor has four double bedrooms, all of which are en suite, including the splendid, spacious principal bedroom, which has its own large dressing room and an en suite bathroom.

The two outbuildings both include garaging space, with the triple garage currently used as a home gym, with office space, including a kitchen and shower room, to its first floor. The second garage has an attached games room and fully equipped home cinema room.





Outside, there is plenty of parking to the front on a resin-bonded driveway, while to the rear, the large west-facing terrace, with its built-in table tennis table, gives way to a beautifully maintained lawn of approximately 170ft. The garden is enclosed by timber post and rail fencing, hedgerows and mature trees, and includes a children's treehouse and climbing frame. Beyond the lawn there is a further 300ft of open meadow, which slopes down into a valley, with magnificent countryside views beyond.

## Location

Oakfield House is in a rural setting, just outside of the Stoke Hill suburb of Exeter, within easy reach of local amenities and with the beautiful Devon countryside just moments away. The northern suburbs of Exeter have several everyday amenities, including local shops, supermarkets, pubs, cafés, restaurants, doctor's surgeries and pharmacies. Exeter city centre offers a wide choice of cultural activities, with the theatre, museum, arts centre and a wealth of good shopping and restaurants, including John Lewis.

The area has plenty of leisure activities to choose from, with several sports and leisure clubs within easy reach, golf at Exeter Golf and Country Club, rugby, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to several sandy beaches within 15 miles of the property.

There are excellent transport links, with easy access to the M5, while the city's mainline stations offer direct services to London Paddington and Waterloo. Exeter International Airport, five miles away, provides an ever-increasing number of domestic and international flights including twice daily flights to London City.

Schooling in the area is of the highest standard, with outstanding-rated state schools and several excellent independent schools in and around the city. Within two miles of the property you will find the Stoke Hill Infant and Nursery School, Ladysmith Infant and Nursery School, St Michael's Church of England Primary Academy and Exeter College, all rated 'outstanding' by Ofsted.







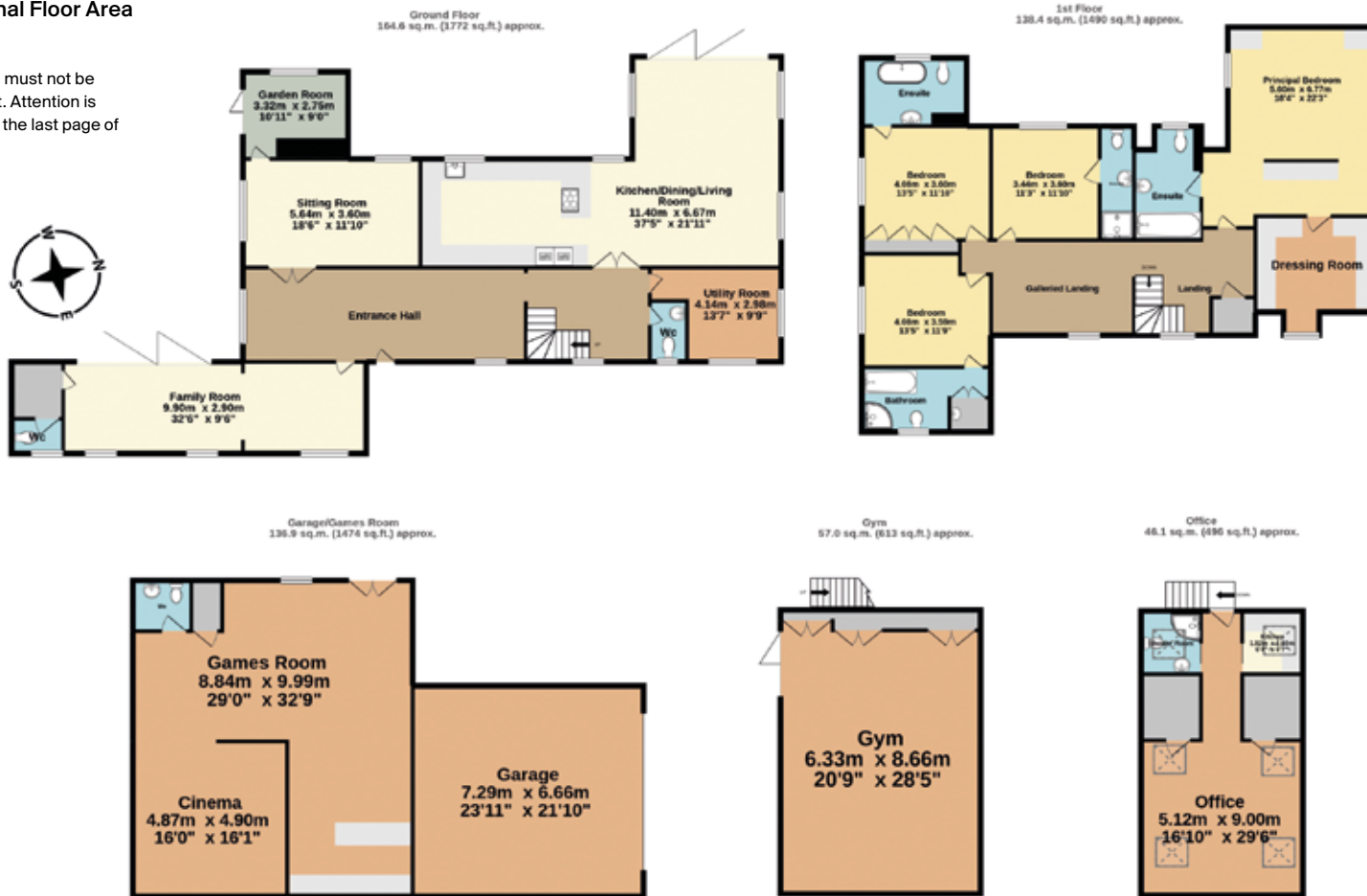






**Approximate Gross Internal Floor Area**  
**5,845 sq ft / 543 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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