

Oakhurst, Tavistock, Dartmoor







Oakhurst is a **beautifully presented home** in an elevated position on the edge of Tavistock with an annexe and lovely gardens.

Summary of accommodation

Oakhurst

Drawing room | Dining room | Family room | Kitchen breakfast room | Utility | Principal bedroom suite | Four further bedrooms | Family bathroom
Two cloakrooms | Garden store | Boiler room

Annexe

Bedroom | Bathroom | Sitting room | Kitchenette

Double Garage and gym

Distances

Plymouth 15 miles, Exeter 38.7 miles (London Paddington 2 hours 10 minutes)

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Mark Proctor
01392 423111
mark.proctor@knightfrank.com



Situation

Oakhurst is a short walk into the attractive market town of Tavistock. The town offers excellent shopping and recreational facilities including two swimming pools, gyms, five supermarkets and many other local specialist shops. Exeter and Plymouth offer a larger range of shopping and business facilities. There is excellent schooling close by at Mount Kelly School for pupils from 3 to 18 years. There are further good schools at Plymouth including Devonport High School for Boys, Devonport High School for Girls and Plymouth High School for Girls. There are further good schools in Exeter.

Dartmoor National Park is renowned for both the diversity of its countryside and for the many various sporting and recreational facilities, particularly cycling and horse-riding available within the immediate vicinity or surrounding area.

Exeter is about 40 miles away via the A30 and Plymouth is approximately 15 miles away, which has 4 world class marinas and is considered to offer some of the best sailing in Europe. Both have an excellent range of supermarkets, shops and business facilities which include hospitals and mainline railway stations to London Paddington or Waterloo.







The property

Meticulously refurbished to the highest standards, Oakhurst is an exquisite Victorian home nestled on the outskirts of Tavistock. The house boasts breathtaking views as well as a separate annexe. On entering the property there is a beautiful grand and light hallway. The heart of the home showcases a stunning Charles Gray kitchen with Mandarin Stone flooring and underfloor heating as well as a Siemens induction hob and oven. There is also an impressive utility. The entertaining space is excellent with a superb dining room with an elegant curved window and original fireplace. Both the drawing room and family room retain lovely fireplaces and are excellent spots to unwind and relax and overlook the garden.





The principal bedroom suite is very generous and has fabulous views. It includes a wonderful en suite with underfloor heating and Fired Earth fittings and a well equipped dressing room. There are four additional bedrooms and a superb family bathroom which also has underfloor heating and Fired Earth fittings. In addition there are two cloakrooms on the ground and first floors.



Approximate Gross Internal Floor Area

428.2 sq m (4609 sq ft)

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.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside





The property also features a separate one-bedroom annexe which is ideal as ancillary accommodation and it is enveloped by a meticulously landscaped garden, completing this attractive and versatile property. It is also worth mentioning that there is super fast broadband at the house making it ideal for working from home as well as a double garage and gym which form part of the annexe.

Services

Mains gas, Mains water, mains electricity.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111





Directions (Postcode PL19 9BQ)

From the centre of town take the A386. At the first roundabout take the first left onto Whitchurch Road and Oakhurst is on the left-hand side and is number 115.

Property information

Tenure: Freehold

Local Authority: West Devon Borough Council, Kilworthy Park, Tavistock, Devon, PL19 0BZ

Council Tax: Band G

EPC Rating: Oakhurst – F, Annexe – C

Guide Price: £1,250,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

