



Oakfield Court, Sidmouth, Devon





An impressive four bedroom detached bungalow with **delightful gardens**, in a coveted Sidmouth setting.

Summary of accommodation

Ground Floor: Drawing room | Family room | Dining room | Breakfast room | Kitchen | Utility | Cloakroom
Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom

Outside: Double garage | Gardens

Distances

Sidmouth town centre 1.0 miles, Honiton mainline station 9.7 miles (3 hours to London Waterloo)
Exeter Airport 10.1 miles (1 hour to London City Airport), M5 (Jct 30) 10.6 miles, Exeter city centre 13.7 miles
(All distances and times are approximate)



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Location

The property is in a sought-after position, just a mile from the centre of sought-after Sidmouth and backing onto beautiful rolling East Devon countryside.

Sidmouth is a beautiful seaside town, steeped in history, nestled in the hills of Sid Valley and benefits from a wealth of amenities such as the high street shops and various restaurants with a large part forming the Jurassic Coast World Heritage Site. The region is considered an Area of Outstanding Natural Beauty.

Leisure activities on offer include walks along the popular Regency esplanade, the 250-million-year-old Jurassic Coast, cycling and various leisure centres. Its position on the English Channel offers sailing opportunities and other water sports, ideal for the summer months.

Sidmouth is well connected and lies only 10 miles from Exmouth and 14 miles east of Exeter, which provides direct rail connections to London via its four mainline train stations and convenient road links. There are also regular bus services to the surrounding area.

The region boasts plenty of excellent educational facilities within 2 miles of the property such as Sidmouth College. The independent St. John's School is within walking distance and less than mile away.

The property

Oakfield Court is a light and airy detached bungalow offering attractive, flexible accommodation with three well-presented reception rooms, all of which overlook the splendid garden.

The main reception room is the generously proportioned, split-level drawing room, which has a grand brick-built feature fireplace and sliding glass doors to two aspects, opening onto the rear garden. The lower level is ideal for use as a study area, while the upper level has space for a large family seating area in which to relax.





Further reception rooms include the family room, which also has a brick open fireplace and west-facing sliding glass doors opening onto the garden. Additionally, the formal dining room provides space to entertain or enjoy family meals.

Adjoining the dining room, the kitchen and breakfast room provides further dining space, as well as fitted wooden kitchen units and integrated appliances. The exposed brickwork and timber beams overhead create an attractive aesthetic, while the southwest-facing dual aspect welcomes plenty of sunlight.

The four bedrooms are all accessible on the ground level and include a generous principal bedroom with extensive built-in storage. The principal bedroom also has a large en suite bathroom with a corner bathtub and a separate shower unit. Three further bedrooms all include built-in storage. Additionally, there is a family bathroom with a bathtub and a separate shower unit.



Approximate Gross Internal Floor Area

Main House: 3,170 sq ft (295 sq m)

Garage: 421 sq ft (39 sq m)

Total: 3,591 sq ft (334 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.



Ground Floor





Garden and grounds

At the entrance to the property, security gates open onto the block-paved, walled driveway and courtyard, which has plenty of parking and turning space, plus access to the integrated double garage. The courtyard is bordered by colourful flowerbeds with various shrubs and perennials. At the sides and rear, the wrap-around garden provides rolling lawns dotted with shrubs, hedgerows and mature trees as well as a patio area for al fresco dining with colourful flowering borders. The west-facing aspect brings plenty of sunlight through the day and into the evening through the summer, helping to make the gardens a tranquil and pleasant space in which to relax.

Services

Mains electricity, gas and water. Private drainage which we understand is compliant with the current regulations, Gas central heating.

Directions

Postcode: EX10 8TQ

what3words: ///retire.motion.ideal

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: D

Guide Price: £1,650,000



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.
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Particulars dated September 2024. Photographs and videos dated September 2024.
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