



CHAPTERS

Whimble, Devon



A SPACIOUS, INDIVIDUALLY DESIGNED AND CHARACTERFUL FAMILY HOUSE

With large gardens, in a popular East Devon village

Summary of accommodation

Ground Floor: Hall | Cloakroom | Sitting room | Kitchen/dining room | Study | Conservatory | Utility room | Bedroom

First Floor: Principal bedroom/shower room suite | Guest bedroom/shower room suite | Two further bedrooms and bathroom

Outside: Double garage | Parking | Large gardens

Distances: Exeter City Centre 10 miles, M5 (Junction 29) 6 miles, Exeter Airport 5 miles
Ottery St Mary 5 miles, Honiton 10 miles, Sidmouth and the coast 11 miles
(All distances and times are approximate)



SITUATION

Chapters is situated in the popular and attractive East Devon village of Whimple, about midway between Exeter and Honiton. The village has a good selection of amenities including village store, two pubs, primary school, doctor’s surgery, church, village hall and tennis and cricket clubs. There is also a station on the mainline from Exeter to London (Waterloo).

The nearby town of Ottery St Mary has a good range of local facilities, including the well respected King’s School, and Honiton has a more extensive selection of facilities, including an excellent range of shops, supermarket, restaurants, secondary school, leisure centre and swimming pool and golf club.

To the south is the lovely seaside town of Sidmouth and the spectacular East Devon coast, known as the ‘Jurassic Coast’ stretching east from Exmouth and a World Heritage Site. There are stunning coastal walks taking in the pretty coastal towns and villages such as Branscombe and Beer.

The university and cathedral city of Exeter, with it’s extensive range of cultural, shopping and sporting facilities and selection of state and private schools, is within easy reach, via the A30, and there is access on to the M5 motorway at Junction 29 and stations with mainline connections to London (Paddinton and Waterloo). Exeter Airport is about 5 miles away.

THE PROPERTY

Chapters is an attractive and well-presented village house offering spacious accommodation and large gardens. The house is understood to have been built in 1983 by Potton, but since refurbished, and was individually designed with period-style character, including exposed beams, timbers, and brickwork.



The property now benefits from modern energy-efficient upgrades, including 26 high-output solar panels (425 watts each) with 16kWh battery storage, which have significantly improved the EPC rating from a D to a B. In addition, newly installed double-glazed windows enhance comfort and efficiency throughout. The house is also equipped with CAT 5 cabling to support high-speed internet, complemented by the new fibre optic line running through Whimple.

On the southeast-facing rear of the house, French doors from the conservatory, kitchen and garden room open to the broad, paved terrace, enclosed by low brick walling with raised beds, providing a delightful outside sitting and dining area overlooking the gardens.

The large gardens consist of level lawns bisected by a meandering garden path with a plant-covered pergola, leading to a newly built wooden footbridge over a small stream. There are ornamental trees and shrubs, together with a greenhouse, fruit cage and a productive vegetable patch.





The gardens also include around ten fruit trees, mainly apples with a few pear and plum varieties, providing seasonal produce. In addition, there is a chicken coop with a fitted run, as well as a brand-new log store shed, further enhancing the outdoor amenities.

PROPERTY INFORMATION

Tenure: Freehold

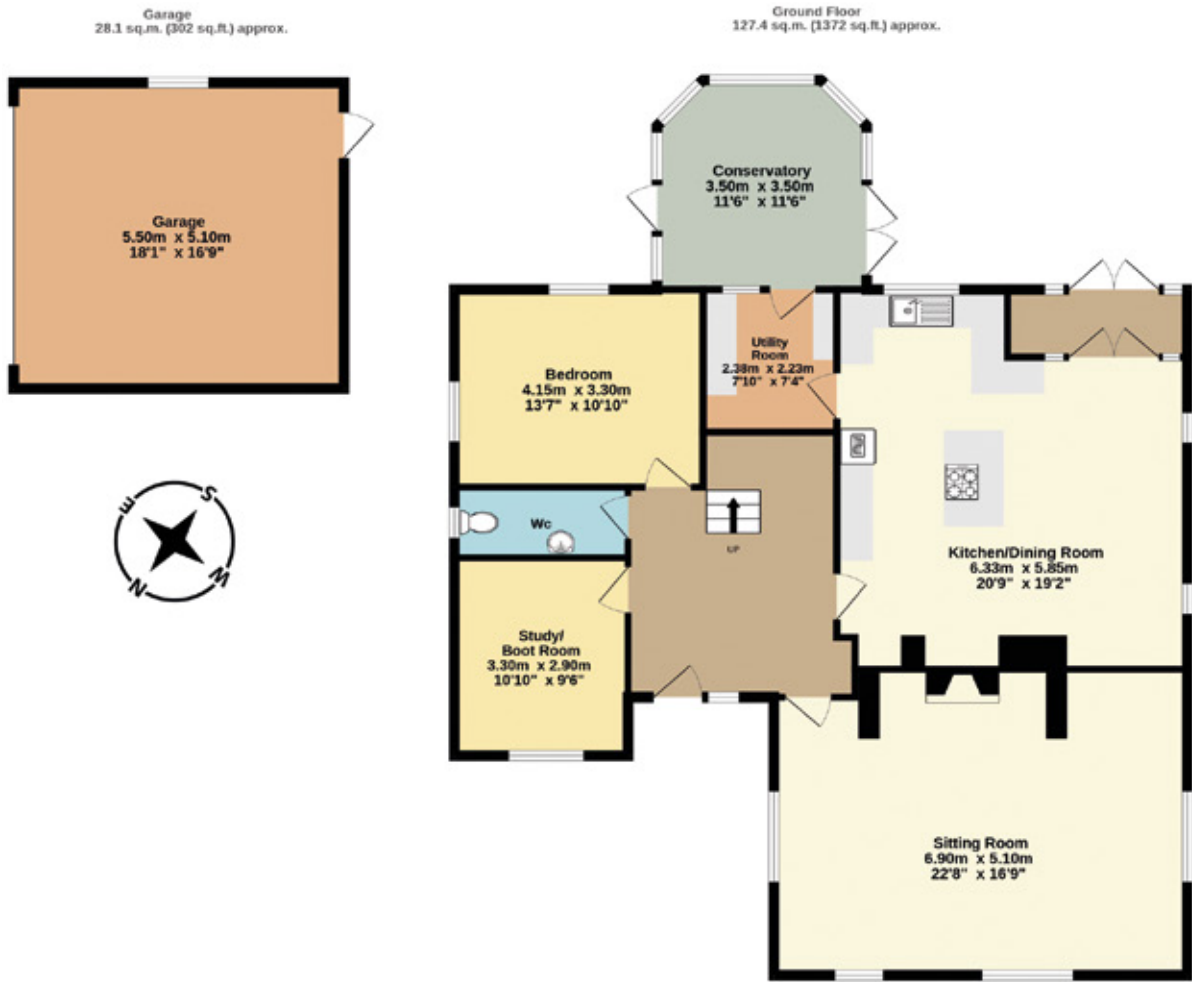
Services: Central heating. Mains drainage, electricity and water. Solar panels and batteries installed. Off-road parking for three cars.

Local Authority: East Devon District Council : 01404 515616

Council Tax: Band G

EPC: B

Directions: EX5 2UA



Approximate Gross Internal Area
252.0 sq.m. (2712 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 October 2025. Photographs and videos dated October 2025. 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.