



The White House



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Oakford, Tiverton, EX16 9EW

Bampton 3 Miles | Tiverton 9 Miles | M5 (J27) & Tiverton Parkway 15 Miles

A large attractive and well-maintained semi-detached cottage within this pretty and convenient village, just 3 miles from Bampton.

- Large Semi-Detached Period Cottage
- 2-Reception Rooms
- Large Utility and Downstairs WC
- Bampton 3 Miles & Tiverton 9 Miles
- Council Tax Band E
- 4/5-Bedrooms & 2-Bathrooms
- Kitchen Breakfast Room
- Attractive Village-Edge Location
- Large Gardens and Garage
- Freehold

Guide Price £575,000

SITUATION

The property lies on the village edge, but within a short walk of amenities, which include a popular pub, village hall and church. Bampton lies approximately 3 miles distant and provides a wider range of facilities including a primary school, doctors surgery, a range of shops, cafes and pubs. The market town of Tiverton, 9 miles, offers an extensive range of facilities including supermarkets, independent shops, hospital, leisure centre and the renowned Blundells School.

Access is gained at Tiverton to North Devon Link Road (A361), Leading to junction 27 of the M5 and Tiverton Parkway Train Station, both of which are approximately 15 miles from Oakford.

Exmoor National Park, just a short distance away, offers a wide expanse of beautiful moorland with unspoilt hills and valleys. This rugged landscape provides ample walking, cycling and riding routes for all to enjoy.

DESCRIPTION

This attractive period cottage is well presented and maintained, providing a range of light and spacious rooms. Character and charm is offered throughout the property with two wood-burners and exposed beams.



ACCOMMODATION

The accommodation comprises in brief; a covered entrance porch leading to a central hall. A sitting room opens to one side with dual aspect and fireplace with wood burning stove. On the other side is the dining room, also with fireplace and inset wood burner. The kitchen/ breakfast room is well fitted with a range of light wood fronted units, with a range of worktops and breakfast bar. The utility adjoins with a rear enclosed porch and cloakroom with WC.

On the first floor are 5 bedrooms and family bathroom and separate shower room with WC.

OUTSIDE

To the front of the property is a pretty, enclosed and well-stocked garden. To the side is a garage, extending to 21ft with a personnel door to the rear garden and parking to the front.

The rear garden initially has a paved patio providing a seating and entertaining space. Beyond, is a low bank with flower borders and steps leading up to the main lawned garden area which also has inset trees and shrubs. A gravelled space at the end provides further seating space and adjacent garden shed. The garden is enclosed by hedging and fencing.

SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating.

Ofcom predicted broadband services - Standard: Download 18Mbps, Upload 1Mbps. Superfast: Download 57Mbps, Upload 9Mbps.

Ofcom predicted mobile coverage for voice and data: Internal (Limited): EE and Three. External: EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council. Oakford Conservation Area

VIEWINGS

Strictly through the agents Stags Tiverton.

DIRECTIONS

From Junction 27 of the M5, travel west bound on the North Devon Link Road (A361). At Bolham roundabout, take the third exit signposted Bampton (A396)/ Dulverton (B3222). Proceed north, passing through Bolham and Cove. Upon reaching the 'Exeter Inn' roundabout, take the first exit on to the A396. Remain on this road for approximately 2 miles and continue over the bridge as the road becomes B3227. After a further mile, take the first left on to Hamslade Hill (sign posted Oakford). Continue up the hill, in to Oakford Village and take the right turn on to Crosspark Hill. The White House can be found on the left-hand side after 100 yards.

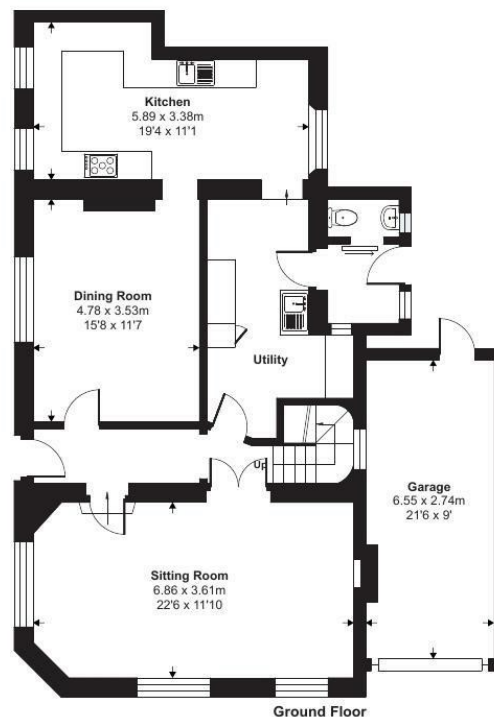
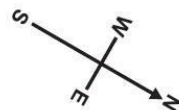


Approximate Area = 1905 sq ft / 176.9 sq m

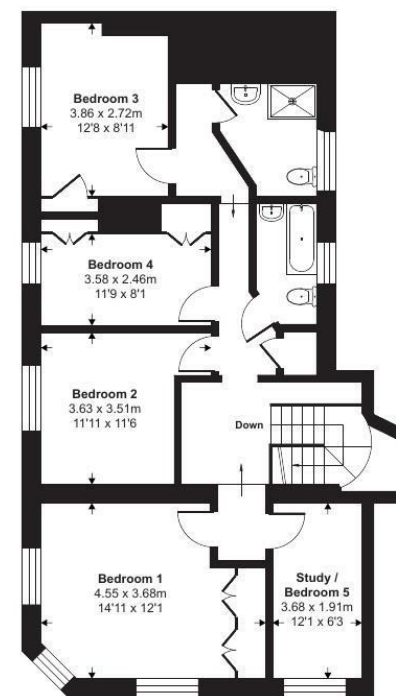
Garage = 189 sq ft / 17.6 sq m

Total = 2094 sq ft / 194.5 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1254537

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(34-48) D		
(19-33) E		
(11-18) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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