



Oak View





# Oak View

Teignrace, Newton Abbot, Devon, TQ12 6QN

A38: 1 mile, Newton Abbot: 3 miles, Exeter: 17 miles.

A tastefully modernised and extended family home, situated on the fringes of an idyllic hamlet close to local amenities in the South Devonshire countryside.

- Contemporary Detached Family Home
- Rural, Yet Accessible Location
- Idyllic Family Kitchen
- Double Garage
- Off-road Parking
- Over 2700sqft of Accommodation
- Half an Acre of Grounds
- 4 Double Bedrooms
- Freehold
- Council Tax Band: D

Offers In Excess Of £1,000,000

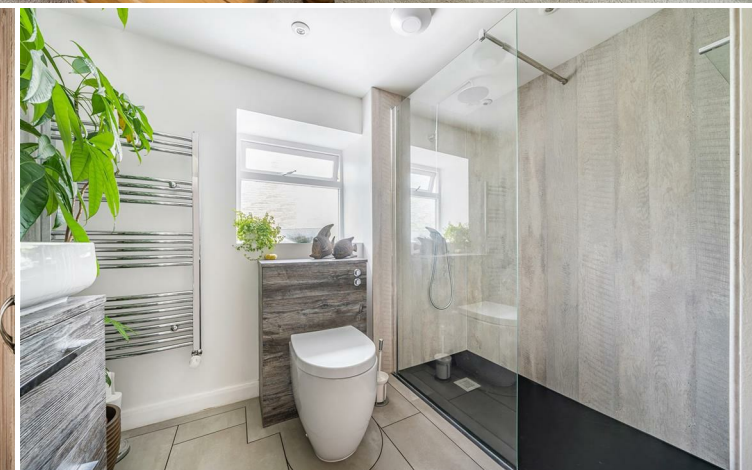
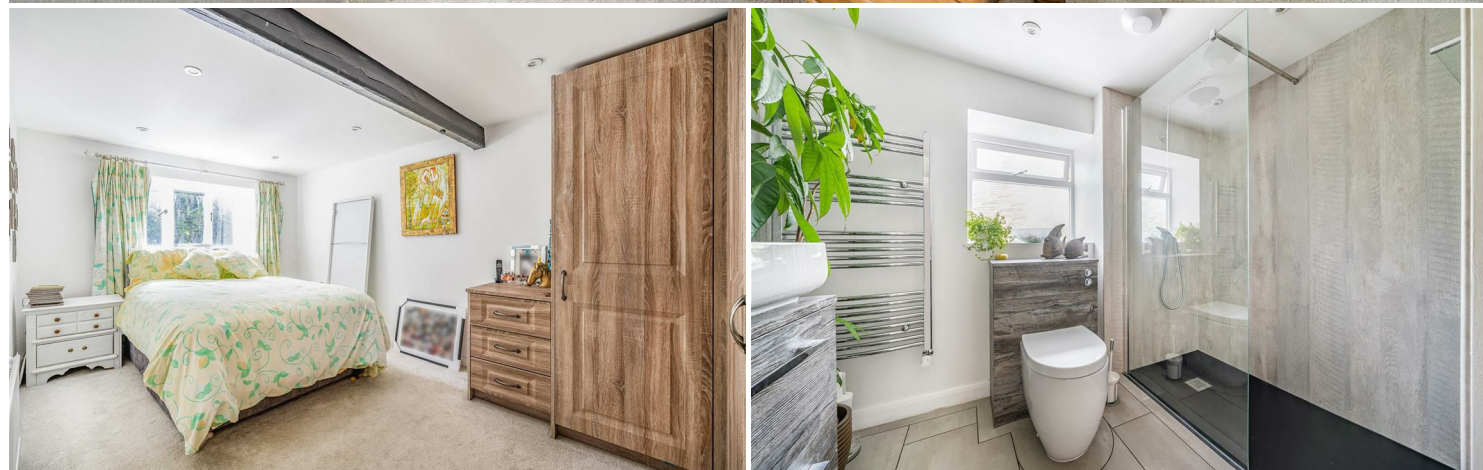
## SITUATION

The property is situated on the edge of the small hamlet of Teignrace, offering good access to both Newton Abbot and the A38. Teignrace sits in quiet countryside with easy access to the large conurbations of Bovey Tracey and Newton Abbot and communications via the A38 Devon Expressway. On the edge of the Hamlet is the renowned Stover private school, this co-educational independent day and boarding school is just 2.5 miles from the property. In addition to this, the River Teign and Stover Country Park are within close proximity and the village has a strong and active community, offering the best of Devon country lifestyle.

The larger towns of Newton Abbot, Exeter and Torquay are all easily accessible with Newton Abbot having a mainline railway station in the town providing speedy access to London Paddington, together with a comprehensive range of shopping, recreational facilities, primary and secondary schools.

## DESCRIPTION

Oak View is a tastefully modernised and extended family home with an attractive stone façade, situated in the delightful South Devon hamlet of Teignrace. Enjoying the benefits of rural country living with the benefits of an accessible location within easy reach of a range of local amenities. The extensive accommodation of over 2700sqft has been sympathetically styled to retain the properties original charm and character mixed with modern amenities to create a comfortable contemporary theme. Just as impressive as the property itself is its grounds, extending to 0.59 of an acre of formal gardens as well as off-road parking, garaging and stabling.





## ACCOMMODATION

Situated across two storey's the property boasts extensive and versatile accommodation. The ground floor features the idyllic reception space, primarily focused on a substantial sitting room with an ornate decorative feature fireplace with a stylish oak surround and mantelpiece posing as a centre point for the room which also benefits from French doors opening to the garden, this space is so versatile that there is ample space for a dining table, desk and sofa set within the room. In addition to the sitting room, there is a separate reception space which is currently used as a home office, but could offer a space for a snug or play room should it be required.

The hub of the house is the large family kitchen. The attractive modern kitchen offers a range of storage via light coloured wall and base units combined with stone and wooden worktops with a range of integral appliances some of which to note include an electric hob, three electric ovens, a wine cooler and dishwasher. The room opens to a suitable dining area with further space for a seating area should it be required. From this space is access to WC cloakroom and a broom cupboard. Adjoining the kitchen is a separate utility room benefitting from a dog shower and acts as a convenient boot room.

The first floor features the properties four spacious double bedrooms. The master bedroom is situated to the rear of the property and enjoys a delightful triple aspect over the garden that includes a Juliette Balcony that best encapsulates the properties surrounding tranquillity; the room is serviced by a spacious dressing room with plentiful storage as well as an en suite bathroom comprising a bath, wash basin and WC. The guest bedroom is situated at the front of the property and benefits from an en suite bathroom consisting of a bath, wash basin and WC while the remaining bedrooms are serviced by a family bathroom hosting a shower, wash basin and WC.

## GARDENS & GROUNDS

To the front of the property is a garage that is double in size via its length and offers ample storage space with power and lighting while a gate leads to a concrete parking area beside the house.

The formal garden offers a generous lawn area littered with a range of mature trees and shrubs giving this area a wealth of colour, while an extensive stone patio area provides a suitable space for outdoor seating and dining. A gate leads to a further area of ground, laid to grass with a magnificent old English Oak tree sat in the centre, on the boarder of this space are vegetable patches and a chicken run with the area benefitting from stock proof fencing. In addition, there is a small stable block of two stables currently used for storage.

## SERVICES

Mains water, electricity and gas. Shared private drainage. According to Ofcom, there is standard broadband available to the property and limited phone service via some of the major providers.

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

## DIRECTIONS

From Exeter, follow signs for the A38/Plymouth. Continue on this road passing signs for Chudleigh. After a short distance take the exit for Teigngrace beside Highbridge Caravan Centre. Continue down the road for one mile, where the entrance to the property can be found on the left hand side with Oak View situated to the rear of the shared drive.

What3Words: ///cage.melts.urge





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.



Approximate Area = 2774 sq ft / 257.7 sq m  
 Garage = 601 sq ft / 55.8 sq m  
 Outbuildings = 259 sq ft / 24 sq m  
 Total = 3634 sq ft / 337.5 sq m

For identification only - Not to scale

**Outbuilding 1 / 2**

**Garage**

**Ground Floor**

**First Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1097343



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
		72	82
<b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	

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