



Little Oaks



Little Oaks

West Ogwell, Newton Abbot, Devon, TQ12 6EW

Newton Abbot: 4 miles, Ashburton: 6 miles, Exeter: 21 miles.

A fine opportunity to acquire a detached bungalow set in a superb rural location within a substantial plot, enjoying views across the surrounding countryside.

- 1836sqft of Accommodation
- Extended Bungalow
- Scope for Further Development
- Well Presented
- Open Plan Reception Space
- 3 Double Bedrooms
- 1.62 Acre Plot
- Outbuildings

Guide Price £800,000

SITUATION

Nestled in the tranquil hamlet of West Ogwell, surrounded by lush farmland and woodlands, this property enjoys easy access to the shopping amenities in Newton Abbot. The south-facing home offers stunning views of Denbury Down and the surrounding countryside.

Ogwell features several local amenities, including a primary school, while Newton Abbot provides a broader range of conveniences, such as supermarkets, shops, restaurants, cafés, and pubs.

The area boasts excellent educational options, including the outstanding Canada Hill Community Primary School and the highly regarded independent Stover School. Well-connected, the A38 offers direct routes to Exeter and Plymouth, while the A380 leads to Torquay. Newton Abbot's mainline station also provides rail services to Exeter St. David's and direct connections to London Paddington, with a journey time of approximately three hours.

DESCRIPTION

Little Oaks is a spacious three-bedroom bungalow offering 1,800 sq ft of open-plan living. The property features off-road parking and sits on over an acre and a half of beautifully maintained grounds. With its generous space and idyllic setting, Little Oaks provides both comfort and tranquillity suitable for as a family home or rural retreat.



The property was extended in 2022 and it offers further possibility for remodelling, extensions or development, subject to necessary consents, to enjoy this unique position. Despite its alterations and extensions in the past, the property has retained its permitted development rights.

ACCOMMODATION

At the front of the property lies a splendid open-plan living and entertaining area, thoughtfully designed to maximize both space and natural light. This includes a 31ft drawing room, enhanced by a cozy woodburning stove, skylights, and two sets of bi-fold doors that seamlessly connect the indoors to the elevated terrace, providing excellent views of the surrounding landscape.

The open-plan layout also features a comfortable sitting area and a dining area, perfect for hosting guests, alongside a contemporary kitchen fitted with ample storage and high-quality integrated appliances. The property offers three generously sized bedrooms, each accompanied by its own luxurious en suite bath or shower room, ensuring comfort and privacy for all residents.

GARDENS & GROUNDS

A gravel driveway leads to the house and the timber-framed outbuildings, which comprise a garage, shed, and a stable block with space for two horses or ponies. The elevated southwest-facing deck offers an ideal spot for outdoor seating or dining and features a hot tub, all with charming views over the grounds and the surrounding countryside.

The property spans approximately 1.62 acres, featuring several mature trees, as well as apple, pear, and plum trees, along with established hedgerows that provide natural screening.

SERVICES

Mains electricity. LPG gas. Mains water. Private drainage. Ofcom advises that there is limited mobile coverage via the major networks and standard broadband is available to the property.

LOCAL AUTHORITY

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

DIRECTIONS

From Newton Abbot proceed on the A381 towards Totnes, continuing through Wolborough and out of the Town. At the first roundabout take the third exit signposted to Ogwell, continue for $\frac{3}{4}$ of a mile and take the third right at Ogwell Green Cross signposted to East Ogwell. Proceed down the hill passing the village hall and the church and follow the road around to the right and turn left to exit the village. Continue for a third of a mile and at the end of the road turn left and immediately right. After a further three quarters of a mile, the property can be found on the left hand side.

What3Words: ///drag.developer.growl



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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1836 sq ft / 170.5 sq m
 Garage = 304 sq ft / 27.8 sq m
 Outbuilding = 300 sq ft / 27.8 sq m
 Total = 2440 sq ft / 218.1 sq m

For identification only - Not to scale

Ground Floor

Outbuilding

Garage
5.92 x 4.80m
19'5 x 15'9

Bedroom 1
5.89 x 4.19m
19'4 x 13'9

Bedroom 2
4.22 x 3.45m
13'10 x 11'4

Bedroom 3
3.96 x 2.87m
13' x 9'5

Sitting Room
9.39 x 3.96m
30'10 x 13'

Kitchen / Dining Room
9.39 x 8.13m
30'10 x 26'8

Utility

Stable
3.66 x 3.66m
12' x 12'

Stable
3.66 x 3.66m
12' x 12'

Decking

Garage
5.92 x 4.80m
19'5 x 15'9

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1168629