



Serendipity



Serendipity

Marsh, Honiton, EX14 9AJ

Honiton: 9 miles Taunton: 12 miles Ilminster: 8 miles

A beautifully presented and exceptionally spacious bungalow nestled on over half an acre of meticulously landscaped gardens. Situated on the edge of the village with convenient access to the A303, this property boasts a separate annexe and ample driveway parking for multiple vehicles.

- Detached 4 Bedroom Bungalow
- Ensuite bathrooms
- Driveway parking
- Utility room
- Self-Contained 2 Bedroom Annexe
- Large mature gardens
- Recently updated
- Freehold

Guide Price £680,000

SITUATION

The hamlet of Marsh is within the Blackdown Hills, a designated Area of Outstanding Natural Beauty, and includes the highly popular Flintlock Inn. It is situated between the market towns of Honiton and Chard (9 and 5 miles respectively), which cater for day to day needs, including shops, schools and recreational facilities.

The nearby A303 offers fantastic communication links. There are regular rail services to London Waterloo from Honiton, whilst both Exeter and Taunton provide services to London Paddington. Exeter International Airport provides a number of domestic and international flights.



DESCRIPTION

Serendipity is a beautifully modernised and exceptionally spacious bungalow, located in a sought-after and accessible hamlet near Honiton. Meticulously reconfigured and updated by the current owners, the property is immaculately presented and offers bright, airy accommodation throughout.

The main bungalow features a stylish, modern fitted kitchen with ample space for dining, a generously sized living room with a charming fireplace, and four well-proportioned bedrooms, two of which benefit from en-suite facilities. A contemporary family bathroom completes the main living space, ensuring comfort and convenience for a growing family or hosting guests.

A standout feature of this property is the separate annexe with its own private entrance, offering fantastic versatility. Currently used as additional living space, the annexe includes a spacious living room, a kitchen-diner, a bathroom, and two bedrooms. It opens directly onto the garden and presents an excellent opportunity for use as a rental property, Airbnb, or holiday let.

Surrounded by landscaped gardens and offering ample parking, Serendipity is a truly exceptional home with endless potential for flexible living or income generation.

OUTSIDE

The grounds are a standout feature of this property, with the bungalow surrounded by expansive, beautifully landscaped gardens. The gardens are predominantly laid to lawn and adorned with a variety of shrubs and mature trees, creating a picturesque and serene setting. A wide driveway provides ample parking, with plenty of space to accommodate a caravan or motorhome, adding further practicality to this exceptional property.

SERVICES

Mains water and private drainage. Oil fired central heating.

DIRECTIONS

From Honiton proceed on the A30 in a north easterly direction out of the town. Keep on this road which becomes the A303 and, after about 9 mile, take a left turn signposted Marsh and Howley. Proceed into the village of Marsh and Serendipity will be found on the right hand side.

From the East proceed along the A303 in a Westerly direction. About 2 miles after passing the La-Campagna/ Eagle Tavern, take the left off-slip (just before a dual carriageway) signed Marsh and Howley. Turn right under the A303 and follow the road into the village. Serendipity will be found on the left after approximately 200 yards.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.



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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		54	69
England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885

Approximate Area = 2647 sq ft / 245.9 sq m
 Outbuilding = 110 sq ft / 10.2 sq m
 Total = 2757 sq ft / 256.1 sq m
 For identification only - Not to scale

Outbuilding
 Shed: 5.00 x 2.03m / 16'5" x 6'8"

Ground Floor

- Bedroom 1: 4.95 x 4.29m / 16'3" x 14'1"
- Bedroom 2: 3.66 x 3.00m / 12' x 9'10"
- Bedroom 3: 3.89 x 3.48m / 12'9" x 11'5"
- Bedroom 4: 3.96 x 3.48m / 13' x 11'5"
- Bedroom 5: 4.17 x 3.63m / 13'8" x 11'11"
- Bedroom 6: 4.17 x 2.64m / 13'8" x 8'8"
- Sitting Room: 5.28 x 4.80m / 17'3" x 15'9"
- Sitting Room: 5.11 x 2.97m / 16'11" x 9'9"
- Kitchen / Dining Room: 5.28 x 4.06m / 17'4" x 13'4"
- Kitchen / Dining Room: 5.11 x 3.94m / 16'9" x 12'11"
- Utility: 2.79 x 1.38m / 9'2" x 6'2"

RICS 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: 1071334