



High Meadows





# High Meadows

Stockland, Honiton, EX14 9BS

Axminster: 7 miles Chard: 6.5 miles Honiton: 7 miles

Spacious three bedroom detached bungalow in the heart of Stockland, with driveway, garage and landscaped gardens.

- Detached bungalow
- Three bedrooms
- Garage
- Driveway
- Heart of village
- Landscaped gardens
- Freehold
- Council Tax Band F

Guide Price £470,000

## SITUATION

High Meadows is situated in the heart of this popular village. Stockland is set within the Blackdown Hills AONB, the village has a wonderful community, with a community run pub, church, village hall and well respected primary school. The nearby market towns of Honiton and Axminster offer a good range of amenities and train stations on the London Waterloo line. The A30 provides access to the M5 and Exeter, which has excellent facilities and an international airport.

The nearby south west coast provides a range of coastal pursuits with beaches at Lyme Regis, Branscombe, Seaton, Beer and Sidmouth.





## DESCRIPTION

High Meadows is a spacious detached bungalow set in good size landscaped gardens in the heart of Stockland. The accommodation is light and spacious throughout with an excellent sized hallway, spacious living room with doors leading to the garden. The kitchen/breakfast/ dining room is a fantastic space, and leads to a useful utility/boot room with further access to the garden. There are three bedrooms, two of which have built in storage and the family bathroom.

## OUTSIDE

High Meadows, along with two neighbouring bungalows, is set off a private drive. A tarmac driveway provides parking and leads to the integral garage 15'42 x 9'8" with up and over door.

The gardens surround the property are a particular feature. At the front there is an open planned lawned area with various flower beds and borders. A pedestrian gate leads to another private garden at the front, where there is a lawn, fruit trees, kitchen garden area, coal bunker and oil storage tank. A pathway leads around to the side of the property where there is a paved patio, outside tap, small fish pond, timber garden shed, various flower beds and borders, mature shrubs and trees, lawns and a gravelled path gives access to the rear garden. This garden is arranged on various levels and is mainly laid to flower beds and borders. Aluminium framed greenhouse. Further kitchen garden area. From the top of the rear garden there are lovely views over the village to open countryside. A gravelled path extends to the other side of the bungalow where there is a further paved patio and a further side pedestrian gate leads back to the front.

## SERVICES

Mains electricity, water and drainage. Oil fired heating.

## DIRECTIONS

From Honiton proceed to the top of the high street and keep left at the roundabout. After a short distance turn right, signposted Cotleigh and Stockland. Proceed under the railway bridge and follow this road for approximately four miles. At Royal Oak cross go straight on following the signs for Stockland. After approximately a mile and a half, take a left hand turn signposted the Kings Arms car park, proceed to the top into Orchard Close and High Meadows is the last property on the right.





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 = 1414 sq ft / 131.3 sq m  
 Garage = 155 sq ft / 14.3 sq m  
 Total = 1569 sq ft / 145.6 sq m

For identification only - Not to scale

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1087534



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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