



Trembraze



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Alfington, Ottery St. Mary, Devon, EX11 1PE

Ottery St Mary: 2 miles Honiton: 3.7 miles Sidmouth: 8 miles

Trembraze is a beautifully enhanced detached bungalow offering spacious, high-quality living with a luxurious master suite, a stunning kitchen/dining area, and a bright, triple-aspect living room with breathtaking countryside views.

- Detached bungalow
- Sun Lounge with Views
- Large basement/work shop
- Freehold
- High specification kitchen
- Countryside location
- Block paved driveway parking
- Council Tax Band E

Offers In Excess Of £515,000

SITUATION

Tucked away on the edge of the charming village of Alfington, this property enjoys a peaceful setting while offering convenient access to the A30 and the nearby town of Ottery St Mary. A regular bus service also runs through the area, enhancing connectivity.

Alfington itself features a historic church and a quaint village hall, while Ottery St Mary, home to the highly regarded King's School, boasts an array of independent shops, traditional pubs, restaurants, a large Sainsbury's supermarket, a sports and leisure centre, and a doctor's surgery.

For a broader selection of shops and amenities, the market town of Honiton is within easy reach, offering additional conveniences along with a railway station providing direct links to Exeter and London Waterloo. The Cathedral City of Exeter, with its vibrant cultural and commercial scene, lies just 14 miles to the west, while the stunning Jurassic Coast at Sidmouth, a designated World Heritage Site, is a short journey to the south.



DESCRIPTION

Trembraze is a beautifully presented detached bungalow, constructed with brick and render under a tiled roof. Significantly enhanced by the current owners, the property offers spacious and well-appointed accommodation throughout.

A useful porch leads into the welcoming entrance hallway. The generously sized master bedroom boasts a walk-in dressing room and a luxurious, high-specification wet room. There is also a second double bedroom on the ground floor, along with a stylish family bathroom featuring a Jacuzzi bath, separate shower, and WC.

The kitchen/dining room is a standout feature of the home, having been recently updated with high-quality cabinetry, sleek worktops, and space for a range of appliances. It includes an integrated fridge/freezer, a Neff oven with induction hob, and a separate Neff microwave oven and grill. The dining area comfortably accommodates a table and chairs and is enhanced by an attractive feature fireplace with a wood burner. From here, a staircase with elegant glass panel balustrades leads to the third bedroom.

The living room is bright and airy, benefiting from a triple aspect that floods the space with natural light. French doors open onto the garden, offering stunning countryside views and seamlessly blending indoor and outdoor living.

OUTSIDE

The property benefits from a spacious brick-paved driveway, providing ample parking and leading to a large detached garage. The garage is equipped with light and power, houses the boiler, and features a personal door offering convenient access to the garden.

The front garden is beautifully maintained, with a well-kept lawn bordered by vibrant flower beds and an array of mature plants and shrubs, adding to the property's charm.

At the rear, the generous garden is predominantly laid to lawn, complemented by a decked area extending from the living room—an ideal spot to relax and take in the picturesque countryside views. A dedicated vegetable patch and greenhouse offer excellent opportunities for gardening enthusiasts, while a shed and summerhouse, both fitted with power and lighting, provide additional versatility and storage.

Beneath the property, a substantial basement spans its full width and is accessible from the rear garden. Currently utilized as a workshop, this space offers excellent potential for various uses, from additional storage to a hobby or work area.

SERVICES

Mains electricity, and water. Drainage via a tested Septic tank. The property benefits from oil fired central heating.

There has been a previously planning application which has now lapsed, and further details can be found on the East Devon planning portal.

This property has the benefit of standard broadband. (Ofcom) EE, Vodafone and o2 mobile phone signal available.


DIRECTIONS

As you reach Alfrington, head into the village and just before Rock Farm, turn, right and then the first left into Church Lane, continue along and the property will be located towards the end of the lane on your right.



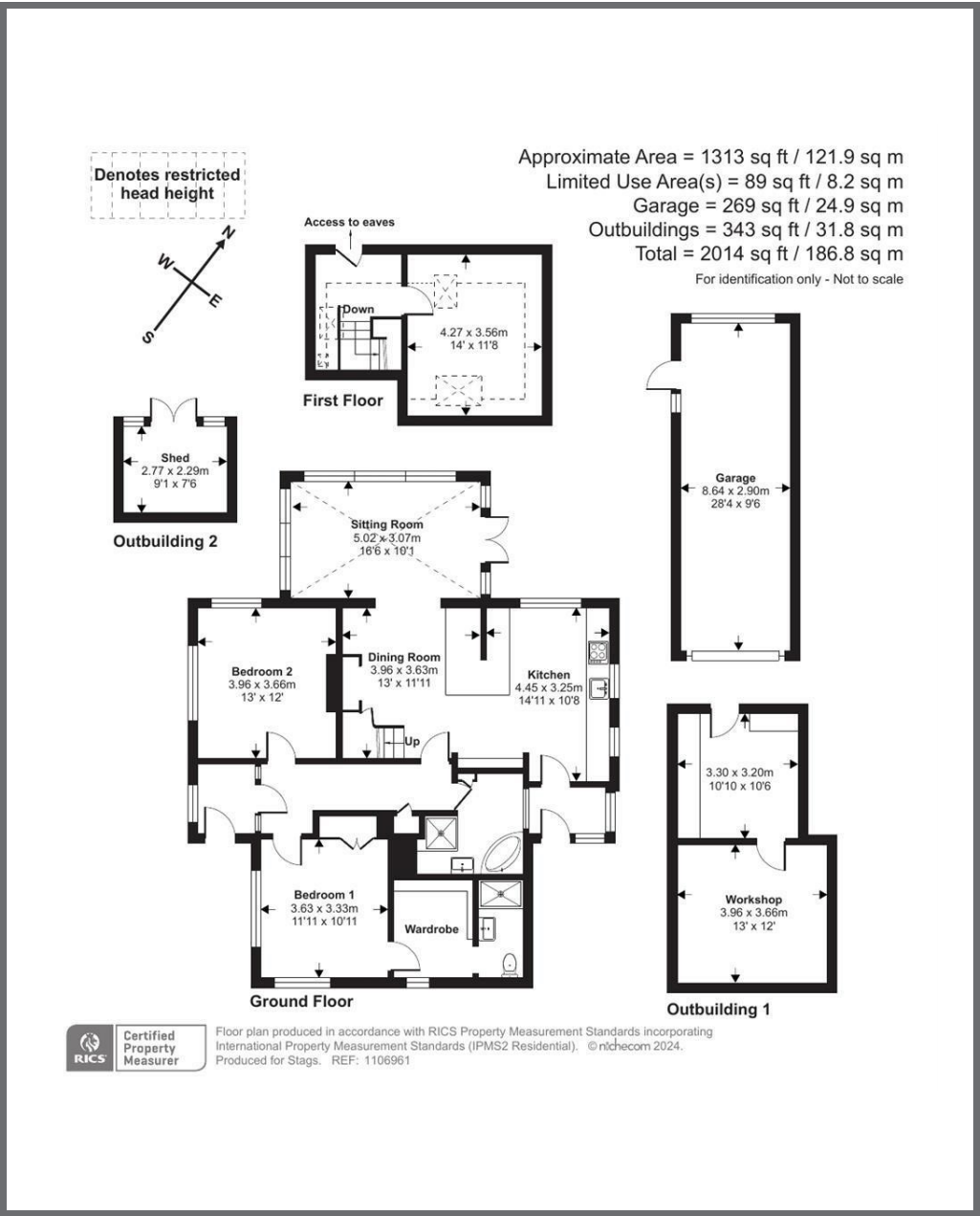
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		53	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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