



Oakwood House







# Oakwood House Church Road

Colaton Raleigh, Sidmouth, Devon, EX10 0LH

Budleigh Salterton: 4 miles; Sidmouth: 6 miles; Exeter: 11 miles

An individual contemporary house enjoying fantastic uninterrupted views in 0.65 acres. EPC C



- Edge of sought after village
- High specification accommodation
- Principal suite with balcony
- Double garage and workshop
- Freehold
- Elevated position with panoramic views
- Superb open plan family room/kitchen
- 2 en suite bedrooms and bedroom 4/study
- Surrounding gardens and paddock
- Council Tax Band F

Guide Price £1,100,000

## Stags Honiton

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@StagsProperty

## SITUATION

Colaton Raleigh stands on the River Otter surrounded by unspoilt countryside with parish church, village hall, pub, village stores and tea room. There are various footpaths in the locality to take advantage of the attractive countryside and the Jurassic coastline, along with Commons for walking, cycling and riding. The cathedral and university city of Exeter has an extensive range of facilities including excellent sporting and leisure facilities as well as a selection of shopping and private and state schooling.

The M5 motorway (J30) is easily accessible and frequent public transport routes in the area, including rail services from Honiton to London Waterloo and Exeter to London Paddington and Exeter international airport with daily flights to London.

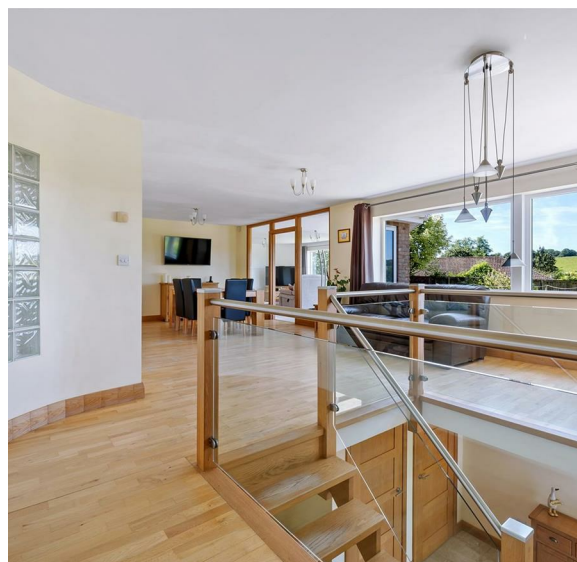
## DESCRIPTION

Oakwood House is a spacious and impressive contemporary home, ideally situated to enjoy the picturesque views over the Otter Valley towards Woodbury Common. This unique residence was constructed to the highest standards, featuring top-quality fixtures and fittings throughout. With energy efficiency in mind, it includes a ground source heat pump for underfloor heating and hot water, as well as double-glazed windows with reflective self-cleaning glass. The home's generous proportions create a sense of space and light in every room, with well-placed picture windows and double aspects ensuring fantastic views from all principal areas.

The exceptional family living area merges seamlessly with the kitchen, which features oak units, granite work surfaces, and a Falcon range. Glazed doors open to the sitting room, and glazed windows and doors run along the length of both rooms, perfectly positioned to capture the stunning views.

The luxurious principal suite, with its vaulted ceiling and double doors opening to the balcony, includes a large, high-quality en-suite bathroom and dressing room. The inner hall leads to two additional en-suite double bedrooms and a fourth bedroom or study, which is serviced by the family cloakroom.

The useful service rooms include a utility room with additional storage, a sink, and plumbing for a washing machine. There is also a cloakroom, a ground-floor entrance hall with a storage cupboard, and a boiler/store room.





## OUTSIDE

Approached via a shared private road, the brick-paved driveway offers ample parking and leads to the spacious integral garage with an electrically operated up-and-over door. At the rear of the garage, there is a workshop area and a storeroom. The mature gardens encircle the property, creating an ideal setting for entertaining with large timber decked areas on both the east and west sides of the house. Beautifully landscaped, the gardens are filled with a variety of trees and shrubs that provide color and interest throughout the seasons. From the parking area, a gate opens to the paddock.

## SERVICES

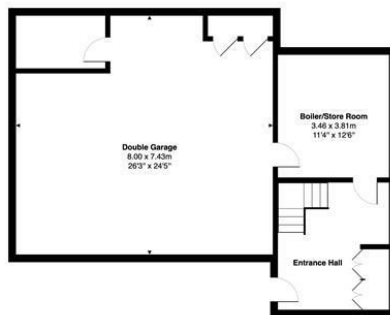
Mains electricity and drainage. Private water (Bore Hole). Ground source heat pump. Standard, Superfast and Ultrafast broadband available. Mobile signal available outside with EE, Three, O2 and Vodafone. (Ofcom)

## DIRECTIONS

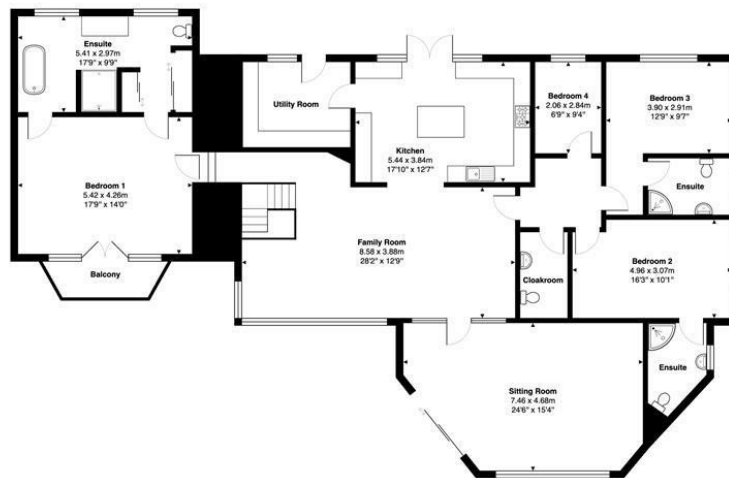
From the A3052, at Newton Poppleford, turn right onto the B3178 towards Budleigh Salterton. After just over a mile upon entering Colaton Raleigh turn left just before Woods Village Shop into Church Road and proceed for 300m. The entrance will be found on the left, identified by a Stags for sale board, follow the drive around to the left.



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Ground Floor



Upper Ground Floor

Total Area: 288.5 m<sup>2</sup> ... 3105 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



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) <b>A</b>			87
(81-91) <b>B</b>		80	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



