



4, The Chase



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, Honiton, EX14 1QB

Substantial enlarged and enhanced 6 bedroom chalet style home on the edge of town in over 1/5 acre.

- Substantially renovated and enlarged
- 3 ground floor bedrooms
- Resin driveway and garage
- Freehold
- 6 large bedrooms
- Large level lawns
- 0.21 acres (860 sqm) plot
- Council tax band E

Guide Price £650,000

SITUATION

The Chase is conveniently located on the eastern side of Honiton, within a short walking distance of the town centre. Set on a good-sized plot in a peaceful cul-de-sac, this property enjoys both privacy and accessibility.

Honiton is a vibrant market town, well known for its antiques and book shops, and has a thriving local community. The town offers a variety of amenities, including popular retailers like W.H. Smith, Boots, and Tesco, as well as a selection of independent shops, restaurants, schools, a sports centre with swimming pool, a golf club, and a mainline rail link to London Waterloo.

Honiton is well-connected, with the A30 providing dual carriageway access to Exeter, the County Town and Cathedral City, just 16.5 miles to the west. Exeter boasts excellent shopping and sporting facilities, theatres, an arts centre, and further transport links, including a mainline rail service to London Paddington, an international airport, and access to the M5 motorway.

The Regency coastal resort of Sidmouth, about 9 miles to the south, offers a charming seaside experience with its wide pebble beach (which reveals sand at low tide), long esplanade, and a range of independent shops and boutiques. Sidmouth lies within a World Heritage Site known as the Jurassic Coast, featuring dramatic scenery and picturesque walking trails.



DESCRIPTION

This superb detached rendered elevation property under a tiled roof has been extensively refurbished and thoughtfully extended in recent years, transforming it into the modern family home it is today. The spacious chalet bungalow is arranged over two floors, offering generous living space and contemporary finishes throughout.

The property welcomes you with a large entrance hall, leading to a bright and airy sitting room. To the rear, you'll find a stunning open-plan kitchen/dining area, featuring sleek, modern fitted units and a central island that serves as a focal point for both cooking and entertaining.

On the ground floor, there are three spacious double bedrooms, including the principal suite, which boasts an en-suite bathroom and a large walk-in dressing room (formerly a 7th bedroom). A modern family bathroom serves the additional bedrooms, and at the rear of the house, a double-glazed conservatory overlooks the garden.

The first floor offers three further well-proportioned double bedrooms and a contemporary shower room. In addition, there is a substantial amount of useful eaves storage, perfect for keeping the living areas clutter-free.

PARKING & GARAGE

To the front of the house is a large resin based driveway with space for several cars in front of the big single garage, which has steps back to a utility and gardeners WC. Adjoining the parking is a level lawn setting the property nicely back off the lane.

LARGE REAR GARDEN

The substantial rear garden features a large, well-maintained lawn, offering plenty of space for outdoor activities. At the far end of the garden, a timber deck provides an ideal spot to relax or dine al fresco during fine weather. To the north, a mature tree-lined bank adds privacy and natural beauty, gently sloping down towards the A30. Adjacent to the house, a spacious patio area offers additional outdoor seating, with steps leading down to the garden, creating a seamless transition between the house and outdoor space.

SERVICES

Mains water, electric, drainage and gas. Gas fired central heating. Ultrafast fibre broadband available. Mobile signal likely outside with Three, EE, O2 and Vodafone (Oicom). EPC C

DIRECTIONS

Head east on the High Street, at the roundabout at the end, turn left towards the A30, then after a short distance, turn left. Continue down the hill, turning right into The Chase. The property will be on your left.

PLANS FOR ENLARGEMENT

Plans were submitted to East Devon DC to extend the property off the rear, replacing the conservatory and making the kitchen/dining room substantially larger. Plans were submitted Ref 23/2539/FUL, although at the time of launch the planning decision hadn't yet been made. Plans available on the EDDC website or from Stags.



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.

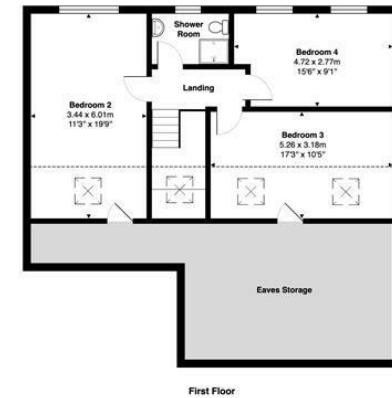


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	82
EU Directive 2002/91/EC			

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Total Area: 274.6 m² ... 2955 ft²
All measurements are approximate and for display purposes only