



Orchard View,



Orchard View,

Dunkeswell, Honiton, Devon EX14 4QH

Honiton: 4.9 miles Hemyock: 4.9 miles Cullompton: 9.4 miles

Spacious detached family home offering generous accommodation throughout, perfectly designed for modern family living, situated in a quiet, semi-rural setting.

- Detached family home
- Two reception rooms
- Driveway
- Private gardens
- EPC C
- Five bedrooms
- Integral garage
- Edge of village location
- Freehold
- Council Tax Band D

Guide Price £650,000

SITUATION

The property is situated at the edge of Dunkeswell, within the Blackdown Hills, an Area of Outstanding Beauty. Dunkeswell has an attractive parish church, a village shop/post office, doctors surgery and a community hall.

The popular market town of Honiton is 5 miles to the South and provides primary and secondary schooling, a sports and leisure centre with swimming pool and a range of restaurants, cafes, shops and supermarkets. Honiton is also located on the main Exeter to London Waterloo train line and has easy access to the A30 and the City of Exeter to the West. The County town of Taunton is 15 miles to the north providing access to the M5 and a wider selection of shops and restaurants.



DESCRIPTION

Orchard View is a charming detached family home, offering five generously sized bedrooms, an abundance of reception space, and excellent storage solutions tailored to everyday family life. The welcoming entrance hall leads to a spacious sitting room, with feature fireplace. Opposite, is a well-fitted kitchen with a separate utility room, both enjoying views over the tranquil rear garden. The dining room flows seamlessly from the kitchen, with patio doors opening directly into the garden, ideal for alfresco dining and entertaining. The ground floor also includes two well-proportioned bedrooms and a separate study, providing versatile living spaces. A modern shower room and a separate WC serve the downstairs, enhancing convenience for family living.

Upstairs the generous accommodation continues with the master suite enjoying views over the gardens and countryside beyond, complete with ensuite shower room, built-in wardrobes and access to eaves storage. A generous family bathroom serves the remaining two double bedrooms on this floor. The expansive landing provides a light-filled and welcoming space, with excellent access to even more eaves storage, ensuring both convenience and practicality throughout.

OUTSIDE

The rear garden offers a high degree of privacy and has been carefully landscaped with distinct areas for relaxation and entertainment. The patio, shaded by a wooden pergola, provides an ideal space for outdoor dining and gatherings. There's also a vegetable patch, and a well-maintained lawn that ties the space together.

The front garden is mainly laid to lawn, framed by mature hedging for added seclusion. A paved driveway, accessed through wooden gates, offers off-road parking for up to three vehicles. The integral garage provides further parking space for two cars in tandem, adding both convenience and security to this family home.

SERVICES

Mains electricity, water (metered) and drainage. Oil-fired central heating.

Standard and superfast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

DIRECTIONS

From Honiton head East towards Axminster. At the mini roundabout keep left as if heading towards the A30. Take the slip road left turning signposted to Dunkeswell. Follow this road for approximately 3 miles taking the left fork at Limers Cross heading for Dunkeswell. Follow this road for just over a mile, you will pass the village signs and shortly after Orchard View will be found on your right-hand side.



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.

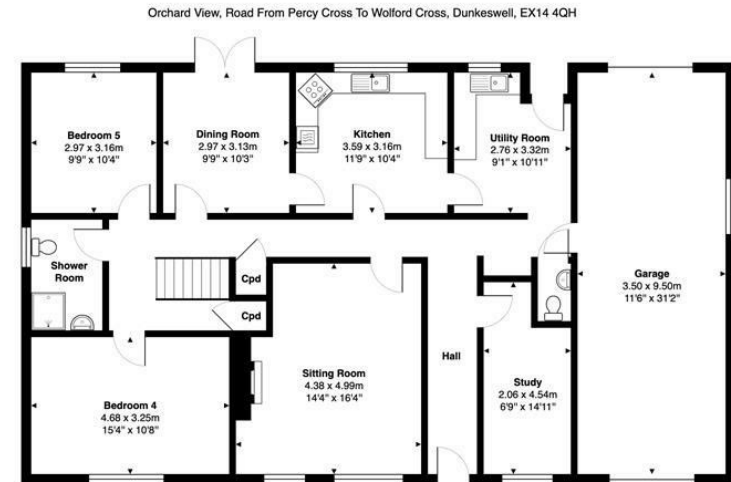


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	69	81
England & Wales		
EU Directive 2002/91/EC		

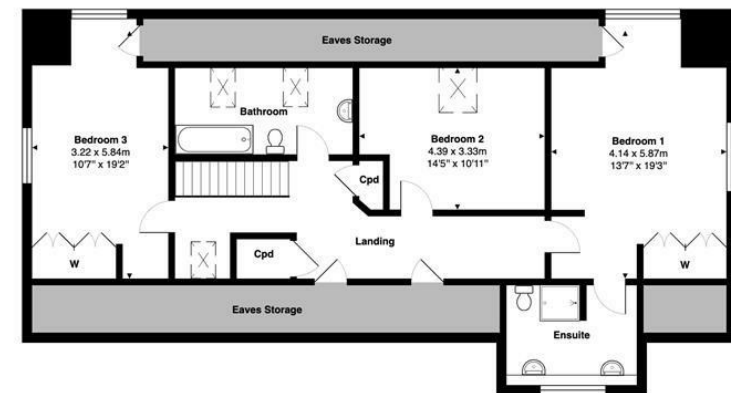
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Ground Floor



First Floor

Total Area: 280.6 m² ... 3021 ft²
All measurements are approximate and for display purposes only



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