



10, Woolbrook Mead



**STAGS**



# 10, Woolbrook Mead

, Sidmouth, Devon EX10 9XF

Sidmouth Beach: 2 miles Exeter City Centre: 14 miles Honiton: 9.5 miles

This beautifully presented family home, extensively renovated and extended by the current owners, offers spacious and elegant accommodation with a stunning open-plan kitchen, multiple reception rooms, and a luxurious master suite. Nestled in a desirable residential area with a beautifully landscaped garden perfect for outdoor entertaining, it is conveniently located near schools, local amenities, and excellent transport links.

- Beautifully presented property
- Sitting room with woodburner
- Utility room
- Hot Tub Area
- Freehold
- Four bedrooms, one with en-suite
- Open planned kitchen/diner
- Landscaped Gardens
- Driveway parking
- Council Tax Band F

## Guide Price £750,000

### SITUATION

Nestled along the picturesque coastline of East Devon, the charming Regency town of Sidmouth boasts breathtaking views, a long esplanade, inviting beaches, and beautifully maintained public gardens. This delightful town is renowned for its vibrant array of independent shops and amenities, including a cosy cinema and an intimate theatre.

Sidmouth offers an impressive selection of recreational activities, with facilities for swimming, sailing, cricket, rugby, tennis, bowls, and croquet, as well as a highly regarded golf course. Positioned within the East Devon Area of Outstanding Natural Beauty and set along the stunning Jurassic Coast – a UNESCO World Heritage Site – Sidmouth is truly a place of natural splendor and cultural charm.

For those seeking city conveniences, the historic cathedral city of Exeter is just a short commute to the west. It offers an extensive range of shopping, dining, and entertainment options, as well as excellent transport links via the Paddington and Waterloo rail lines. Exeter also provides easy access to the M5 motorway at Junction 30 and is home to Exeter International Airport, making it a well-connected hub for both local and international travel.





## DESCRIPTION

This beautifully presented family home is nestled in a sought-after residential area, conveniently located near a reputable school, GP surgery, and a variety of local amenities. Thoughtfully extended, renovated, and enhanced by the current owners, the property showcases light-filled, spacious accommodation with elegant, contemporary finishes throughout.

The ground floor features a stunning open-plan kitchen and living space, equipped with high-end appliances and designed to the highest specifications. Bi-fold doors seamlessly connect the interior to a charming outdoor dining area, perfect for alfresco entertaining. A generously sized living room, complete with a cozy log burner, also offers access to the beautifully landscaped garden, creating a wonderful flow between indoor and outdoor spaces.

Additionally, the ground floor provides a practical utility room, a versatile reception room that can easily function as a study or a downstairs bedroom, and a conveniently placed WC.

Upstairs, the first floor boasts three spacious bedrooms, each designed for comfort and style. The master suite is a true sanctuary, featuring a luxurious dressing room and a beautifully appointed en-suite bathroom. The family bathroom is equally well-finished, ensuring convenience and comfort for all.

This exceptional home effortlessly combines style, functionality, and modern living, making it an ideal choice for growing families or those seeking a versatile and elegant space.

## OUTSIDE

The landscaped garden is a standout feature of this property, thoughtfully designed with an array of mature shrubs and beautifully planted borders. Predominantly laid to lawn, the garden offers plenty of space for relaxation and play, complemented by stylish patio areas ideal for outdoor seating and entertaining.

To the side of the house, a secluded garden area provides the ultimate private retreat. This charming space is perfect for summer barbecues and alfresco dining, with ample room for outdoor cooking appliances. Offering a peaceful and inviting atmosphere, the garden truly enhances the appeal of this exceptional family home.

## SERVICES

All mains services connected.

There is underfloor heating throughout the ground floor of the property.

Standard and Superfast broadband available, mobile signal likely with EE and Vodafone (Ofcom)





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.

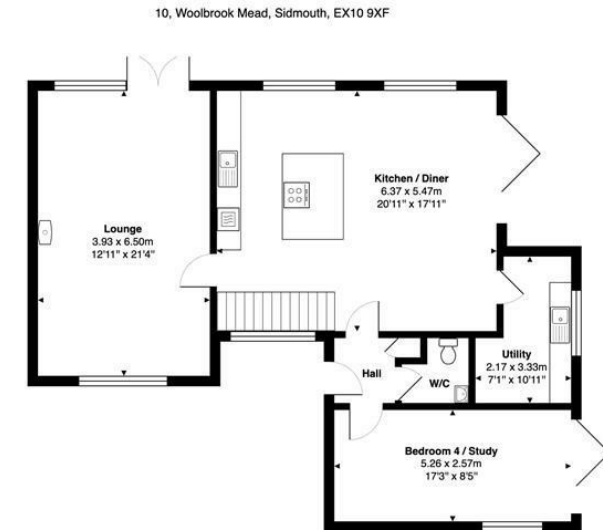


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>66</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>14</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

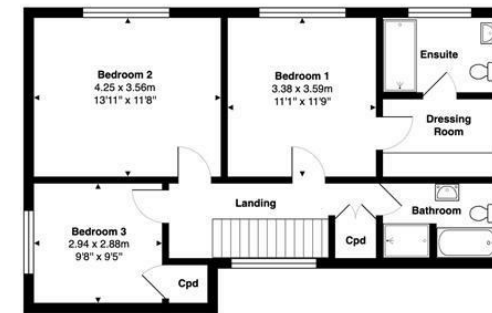
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Ground Floor



First Floor

Total Area: 149.4 m<sup>2</sup> ... 1609 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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