



10, Higher Ash Close



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, Honiton, Devon EX14 3FU

Honiton High Street: 1.8 mile Ottery St. Mary: 5.9 miles
Sidmouth: 11.3 miles

A stylish detached contemporary home, thoughtfully designed with modern conveniences to perfectly suit everyday family living, all just a short distance from the town.

- Detached family home
- Modern kitchen/diner
- Enclosed rear gardens
- Integral double garage
- EPC B
- Five bedrooms
- Master suite
- NHBC - 9 years
- Freehold
- Council Tax Band F

Guide Price £699,000

SITUATION

Honiton is renowned as an antique centre, as well as for its weekly street market, has a range of independent shops and cafes, as well as two primary schools and a secondary school. The town is served by a main line rail station with hourly service to London Waterloo as well as fantastic access to the A30.

Exeter, to the west, offers excellent shopping facilities, main line rail link to London Paddington, airport and M5 access.

The Jurassic coast at Beer and Branscombe is an easy drive away, as are the popular coastal towns of Sidmouth and Lyme Regis along this wonderful stretch of coastline, designated a world heritage site.



DESCRIPTION

The bright and inviting entrance hall leads to a spacious living room, bathed in natural light and featuring a striking bay window. The generous kitchen/diner stands as the heart of this home, showcasing sleek, modern cabinetry, granite worktops, and integrated appliances. A central island with a breakfast bar creates a seamless connection between the kitchen and the dining area, which flows effortlessly into the living space, all of which are adorned with beautiful Karndean flooring. Full-length windows and patio doors from the living area open directly onto the garden patio, offering a perfect harmony between indoor and outdoor living—ideal for both entertaining and family gatherings. A practical utility room is conveniently tucked off the kitchen and provides access to the integral double garage, with a well-positioned WC just off the entrance hall.

Upstairs, five well-proportioned bedrooms await, including an exceptional master suite with an ensuite shower room, featuring dual sinks and large walk-in shower, and a dressing room with built-in wardrobes. Bedroom 2 also enjoys the luxury of an ensuite shower room, while the remaining bedrooms share a stylish family bathroom.

OUTSIDE

The rear gardens are predominantly laid to level lawns, complemented by a modern patio ideal for alfresco dining and entertaining.

The property features an integral double garage, with a tarmac driveway to the front offering parking space for multiple vehicles.

SERVICES

All mains services connected. Gas-fired central heating. NHBC with 9 years remaining.

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

DIRECTIONS

From Honiton High Street, head west towards Heathpark. Turn right onto Devonshire Road, then left onto Hayne Lane. Bear right onto Meadow Acre Lane and continue along this road for 1/3 mile, then take a right onto Higher Ash Close.



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.

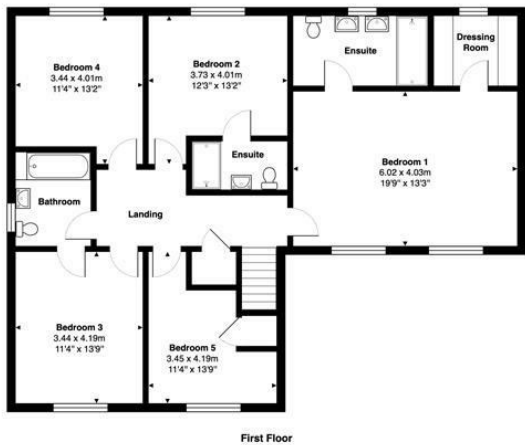
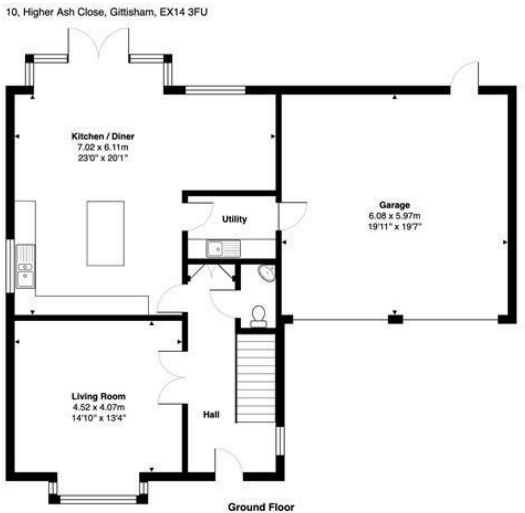


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	85	92
England & Wales		
EU Directive 2002/91/EC		

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885



Total Area: 226.2 m² ... 2435 ft²
All measurements are approximate and for display purposes only