



Chinston Hill,



STAGS

Chinston Hill,

Chinston Close, Awliscombe, Devon EX14 3GB

Honiton: 2 miles. Exeter: 19 miles Sidmouth: 11 miles

A substantial detached bungalow set on 0.26 acres in the heart of the village, offering generous parking, garaging, and picturesque countryside views

- Spacious Four Bedroom Chalet Bungalow
- Separate Dining Room & Study
- Two Bathrooms
- Detached Double Garage
- Freehold
- Generous Living Areas
- Well Equipped Kitchen
- Ample Parking
- Set on a Generous Plot
- Council Tax Band F

Guide Price £660,000

SITUATION

This property occupies a fantastic semi rural position on the southern edge of the Blackdown Hills National Landscape, enjoying stunning countryside views and village living. Situated in the sought after village of Awliscombe, this spacious and versatile four bedroom home is surrounded by scenic views and supported by a local community.

The village itself offers a well regarded primary school and an active village hall, making it ideal for families and those seeking a slower pace of life without losing touch with the all essential amenities located nearby. There is a friendly and family orientated public house located just over a mile away in the nearest hamlet of Weston.

The market town of Honiton lies just 2 miles to the southeast, providing a full range of amenities, a direct rail link to Exeter and London Waterloo, and excellent access to the A30/303. For those commuting further afield, the M5 at Culmpton (Junction 28) is just 9 miles to the north.



DESCRIPTION

The accommodation extends to over 2,600 sq. ft., offering flexible living across two floors. The ground floor includes a welcoming entrance hall with a downstairs cloakroom just off. The impressive sitting room extends to 20'1 x 16'3" and flows seamlessly into the conservatory, flooding the space with natural light. From here, double doors open out onto the patio, perfect for indoor outdoor living.

There is a separate formal dining room, a useful study for those who work from home, and a spacious kitchen which is well fitted with a comprehensive range of base and wall units with breakfast island, leading into a utility area and lean to connecting the garage. Two double bedrooms and a family bathroom complete the layout on this level.

Upstairs are two further bedrooms, one of which is currently being used as a dressing room and there is a bathroom, all enjoying elevated views over the gardens and surrounding landscape; this floor could be used as a principal suite. In addition there is generous eaves storage.

OUTSIDE

Two sets of wooden five bar gates open onto the driveway entrance to the property, providing plenty of parking for several vehicles. A spacious car port sits alongside, and there is access to a double garage, complete with power and lighting.

To the south, a large patio area offers an ideal spot for outdoor relaxation and alfresco dining. The remainder of the garden is mainly laid to lawn, and surrounded by mature trees and well established flower beds. To the east of the property, you'll find a charming wooden and brick built gazebo, a practical potting shed, and a substantial garden shed - providing ample storage and workspace for garden enthusiasts.

SERVICES

Mains water, drainage and electric. Oil Fired Central Heating (Boiler replaced in 2025). LPG (Liquid Propane Gas) hob and fire.

High speed fibre optic broadband in the village (up to 1,000 mb/s). Mobile signal likely outside with Three, EE, Vodafone and O2 (Ofcom)

DIRECTIONS

What3Words Location: [///cotton.emphasis.expectant](#)



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.



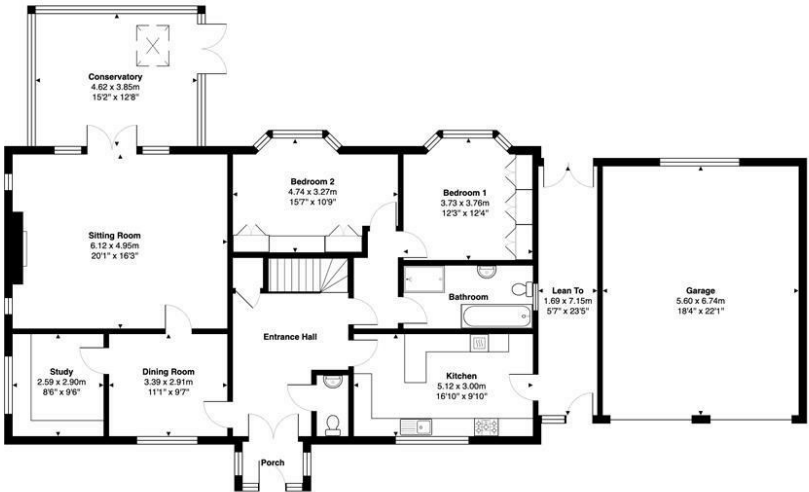
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	63	70
England & Wales		
EU Directive 2002/91/EC		

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Ground Floor
Area: 196.6 m² ... 2117 ft²



First Floor
Area: 54.2 m² ... 584 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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