



23 STOKELAKE, CHUDLEIGH



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CHUDLEIGH • DEVON • TQ13 0EF

Tucked away in a sought after cul-de-sac position, on the edge of Chudleigh, this deceptively spacious and beautifully extended detached home offers a rare opportunity — coming to the market for the first time in nearly 19 years.

Offering four bedrooms, and a study, versatile living areas, a garage and parking as well as a private, low-maintenance garden, the property lends itself perfectly to family life, multi-generational living or those seeking room to grow. Well-presented throughout, with flexible accommodation ideal for modern lifestyles, and excellent access to local amenities and road links.

PRICE GUIDE £465,000



SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE

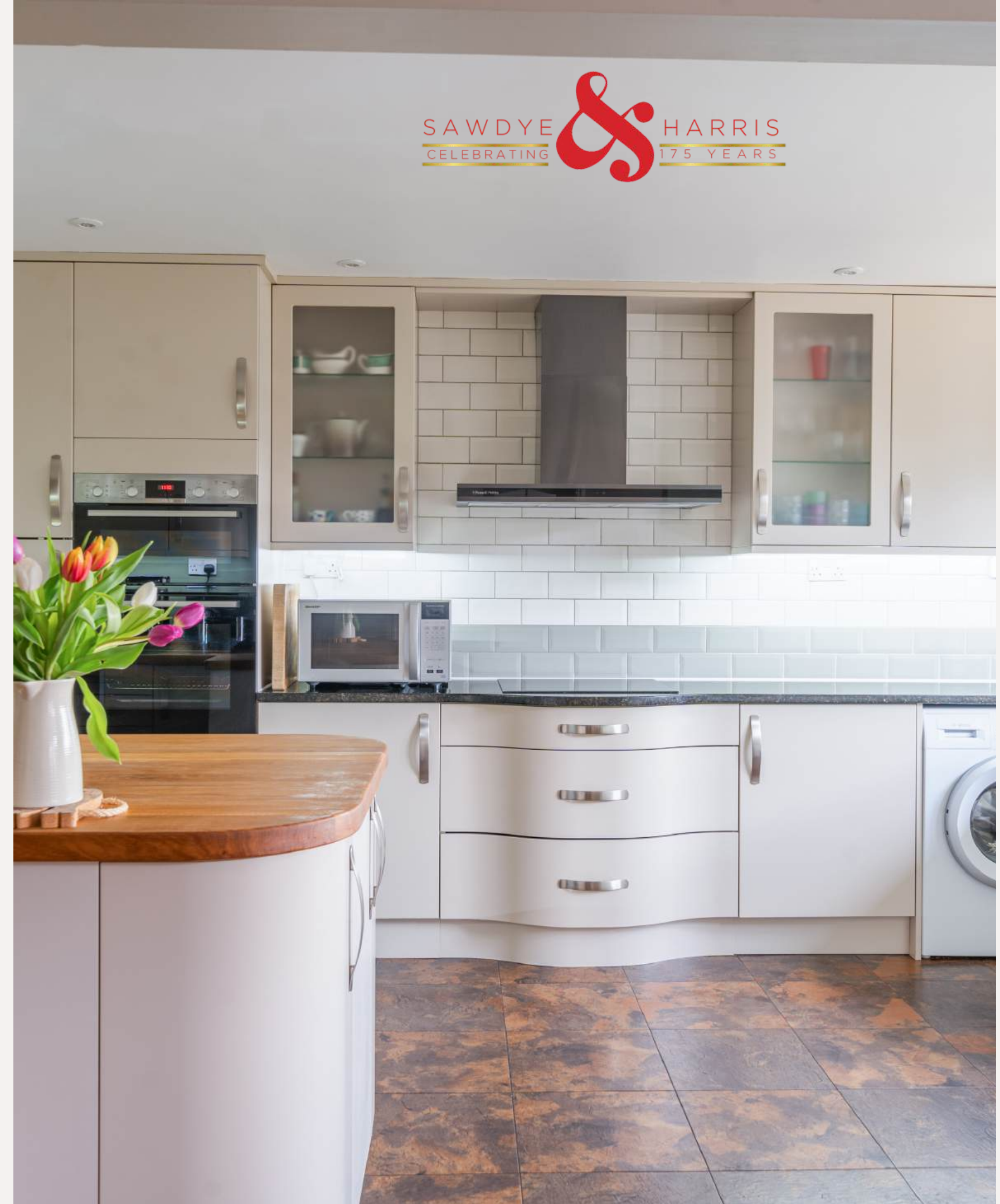
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Your attention is drawn to the Important Notice on the last page of the text

KEY FEATURES

- **Four Spacious Bedrooms:** Comfortable and well-proportioned rooms suitable for family living or guest accommodation.
- **Multiple Reception Areas:** Flexible spaces perfect for entertaining, home working, or relaxation.
- **Private Garden:** A secluded outdoor area offering a peaceful retreat and space for outdoor activities - which is also a real sun trap !
- **Garage and Private Parking:** Convenient parking solutions for multiple vehicles.
- **Versatile Accommodation:** Ideal for multi-generational living, home-based businesses, or those requiring adaptable spaces..
- **Excellent Transport Links:** Close to major road networks, facilitating straightforward commutes to Exeter, Newton Abbot, and beyond.





Welcome...

Stepping inside, you are greeted by an impressive and spacious light-filled ENTRANCE HALL, offering a warm welcome.

Situated off is as useful STUDY/OFFICE, SHOWER ROOM/CLOAKROOM - which doubles as interconnecting En Suite to the ground floor BEDROOM. There is also a SNUG/BEDROOM which could also enable you to use this space as self-contained accommodation all on the level for a teenager or for multi-generational living.







The, DINING ROOM offers a great space for family meals or entertaining. With a window overlooking the garden this room is light and bright. The KITCHEN is well-appointed and fitted with a range of units, ample worktop space and integrated appliances. The layout provides practical functionality with a door to the rear garden area.



The generously sized SITTING ROOM spans the full depth of the house and enjoys a dual-aspect outlook with a large window to the front and patio doors opening to the rear garden. A central fireplace creates a superb focal point, while the layout offers plenty of space for both relaxing and entertaining.





Upstairs, the property offers three well-proportioned bedrooms. The MAIN BEDROOM has plenty of space and the added benefit of an EN SUITE. The remaining bedrooms are all light and inviting.



The property offers a well-presented FAMILY BATHROOM, featuring a bath with shower over, wash basin, and WC – all finished in neutral tones. A further downstairs SHOWER ROOM is located just off the entrance hall, perfect for guests.



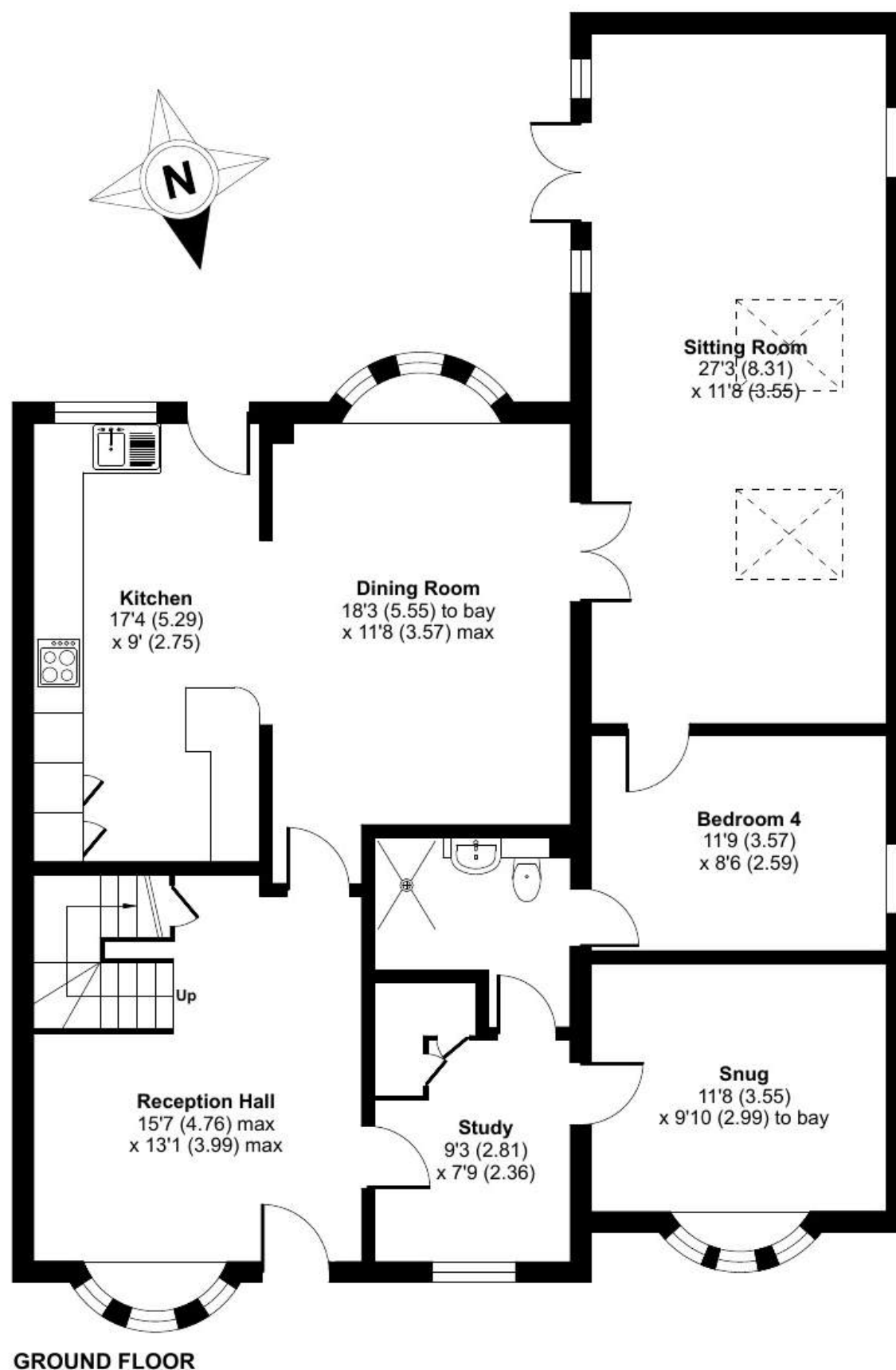
Outside...



The rear garden is private and enclosed, mainly laid to lawn with a patio area for outdoor dining, adjacent to the house, and being South facing its a real sun trap. To the front beside the parking, is a further open area of garden planted with mature shrubs. There is also a GARAGE with metal up and over doors. The property also boasts three parking spaces at the rear.



Floorplans



Stokelake, Chudleigh, Newton Abbot, TQ13

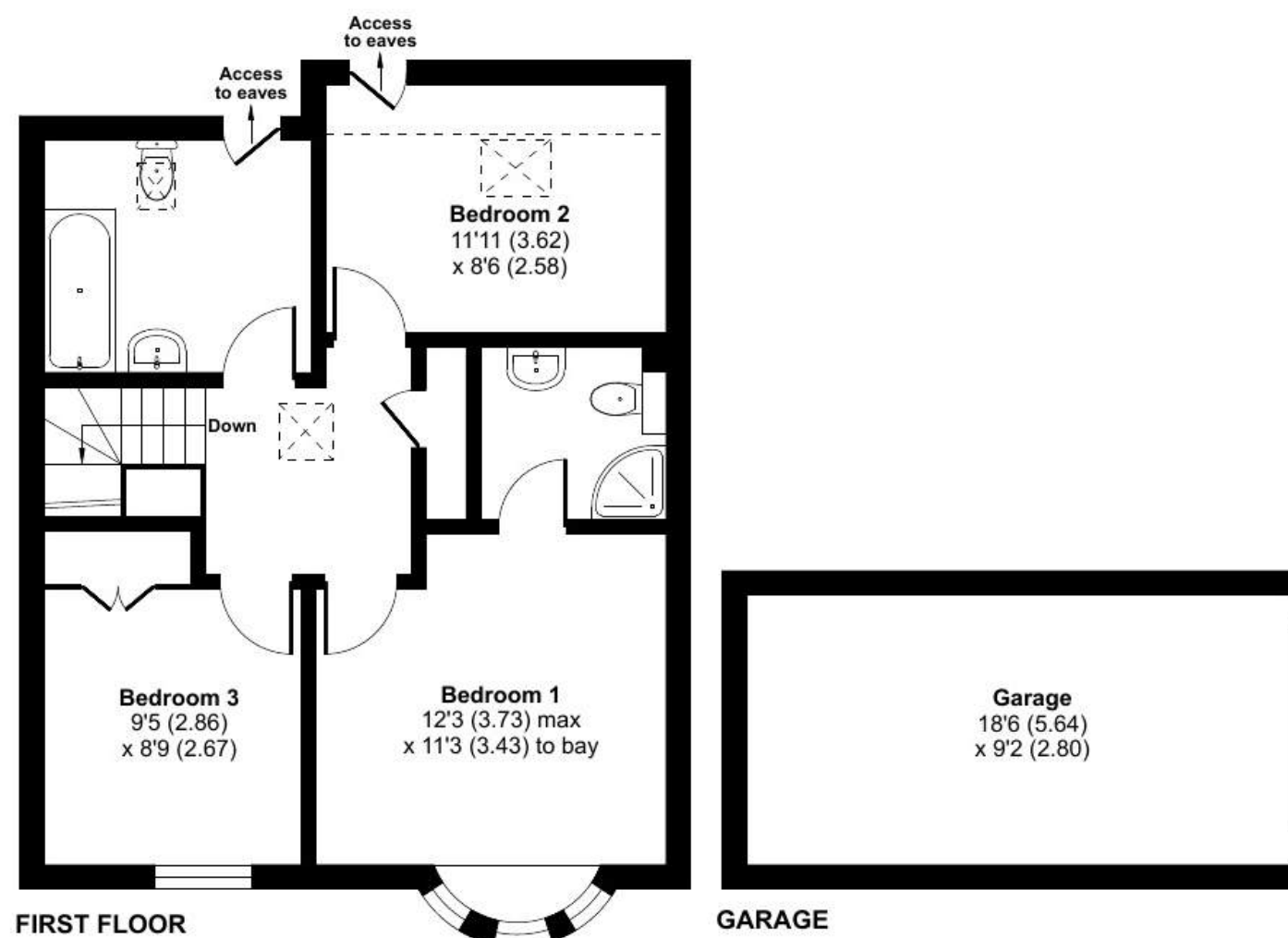
Approximate Area = 1832 sq ft / 170.2 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 2014 sq ft / 187.1 sq m

For identification only - Not to scale



GARAGE

Garage
18'6" (5.64)
x 9'2" (2.80)

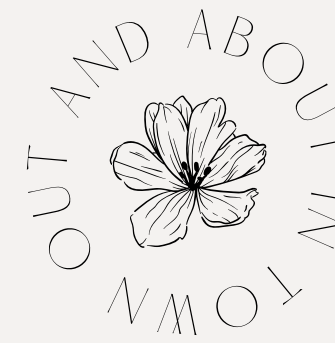


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1268995



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About... Chudleigh



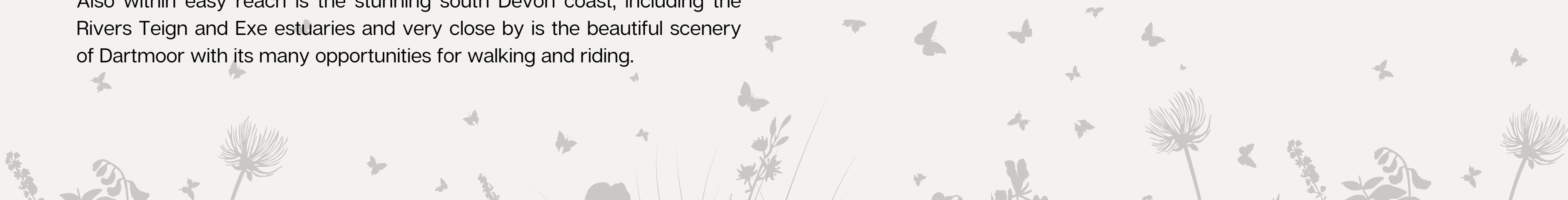
Located within an exclusive development with beautiful open views and communal grounds beyond. The leisure park of Finlake is close by with all its sports facilities including a Spa and indoor pool, golf course, fitness suite, tennis courts fishing lake and outdoor swimming pool. The property has convenient access to the A38 with its fast link to the M5 Motorway and many major routes.

Chudleigh has a wealth of charm and community spirit, but has the atmosphere of a village. It is well served by a good range of shops, public houses, restaurants, church and primary school.

The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes.

Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter, Exeter Airport and the M5 motorway. There is a mainline railway station at Newton Abbot with connections to London Paddington, Exeter and Plymouth.

Also within easy reach is the stunning south Devon coast, including the Rivers Teign and Exe estuaries and very close by is the beautiful scenery of Dartmoor with its many opportunities for walking and riding.



Key Facts for Buyers

TENURE - Freehold

SERVICES

The property has all mains electric, gas and water. There is a communal private drainage system. Please note there is a communal service charge to cover maintenance and drainage etc. which is approximately £70 per month.

COUNCIL TAX BAND - E

EPC - C

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [**Open Reach Broadband**](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [**Mobile Phone Checker**](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below - [**Click here - Key Facts for Buyers**](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Teign Valley Office - 01626 852666.

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance







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To view or to request more information call 01626
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