





23 STOKELAKE

CHUDLEIGH • DEVON • TQ13 0EF

Spacious, Versatile Family Home with Annexe Potential in a Peaceful Location

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

Offering five bedrooms, multiple reception rooms, a ground floor bedroom suite with annexe potential, private parking and a sunny enclosed garden, this home is ideal for growing families, multi-generational living or those looking for flexible, future-proof accommodation.

PRICE GUIDE £450,000



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

KEY FEATURES

- **Five 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...

Step into a spacious, light-filled entrance hall that sets the tone for the generous proportions throughout. Just off the hallway is a ground floor double bedroom with access to a modern shower room (also usable as an en suite), alongside a bedroom/snug that could easily serve as a living area or sitting room for a self-contained annexe — ideal for an elderly family member, guest accommodation, or even a live-in carer.







The dining room offers space for family meals or entertaining, and the well-appointed kitchen provides ample worktop and storage space, with direct access to the rear garden. 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 full-depth sitting room is bright and welcoming, with dual-aspect windows and patio doors to the garden — a superb space to relax or host family gatherings, centred around a feature fireplace.





The first floor offers three generous bedrooms, including a spacious main bedroom with en suite shower room, and a well-presented family bathroom with bath and shower over. Each room is light, airy, and thoughtfully laid out — perfect for children, guests, or home offices.



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.

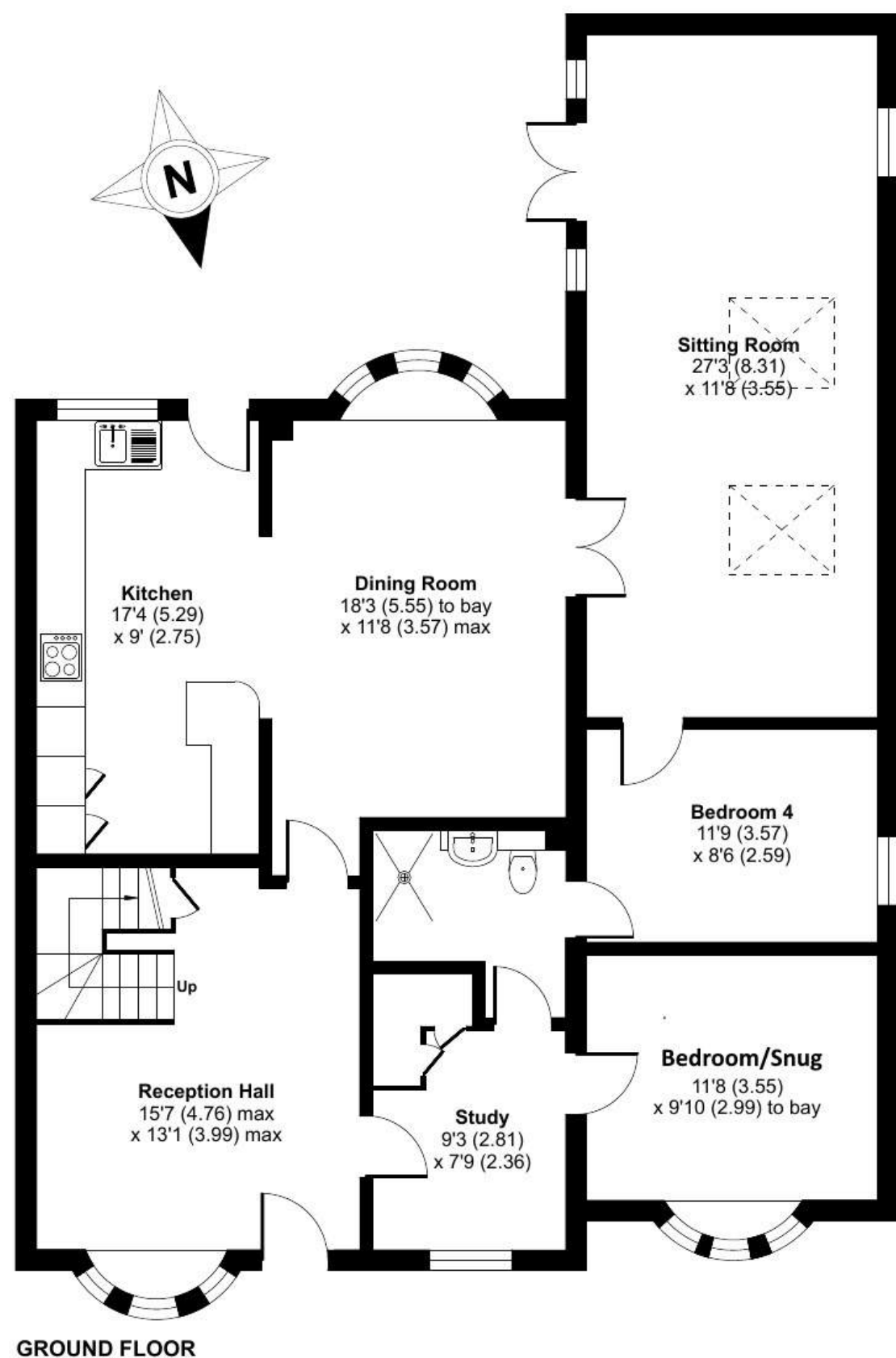


Outside...

The south-facing garden is a real sun trap — private and enclosed, with lawn and a patio for dining or play. To the front there's a mature planted area and parking space. At the rear generous additional parking for several vehicles alongside the garage.



Floorplans



Stokelake, Chudleigh, Newton Abbot, TQ13

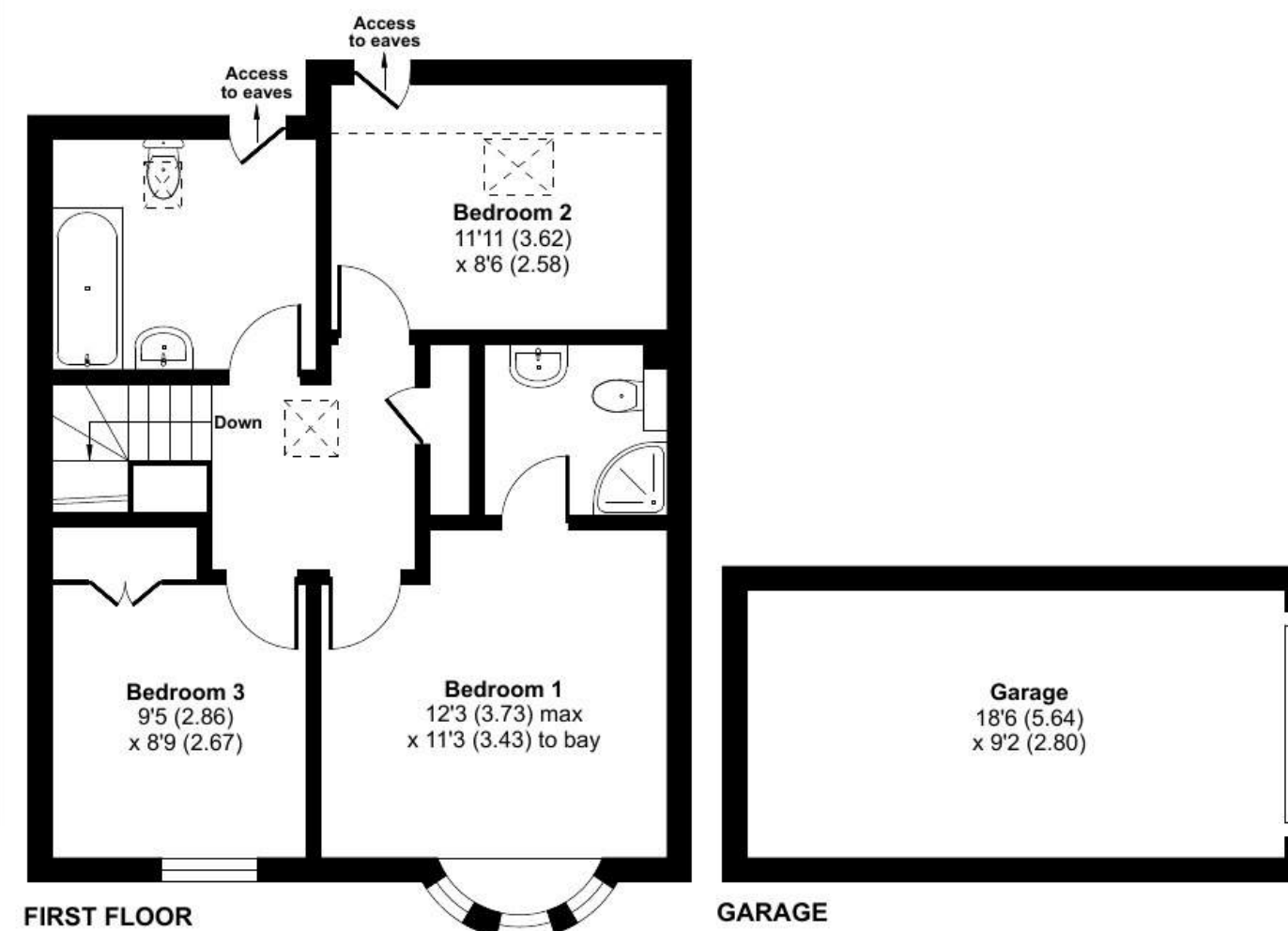
Approximate Area = 1832 sq ft / 170.2 sq m

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

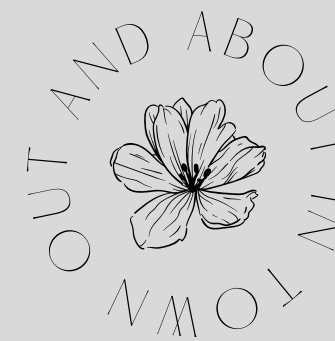


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1268995



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About... Chudleigh



The property enjoys beautiful open views to the front and rear. Stokelake is an exclusive development in 4 acres of communal grounds including lawns, woods and tennis court. 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 as well as shared private drainage. There is a communal service charge to cover maintenance and drainage etc of £70 per month. This is offset with a reduction in water charges.

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





Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services then we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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SCAN ME
TO BOOK
A
VIEWING

To view or to request more information call 01626 852666
Email: [hello @sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

