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4 Great Tree Park



Okehampton 9.5 Miles Chagford 2 Miles  
Exeter 25 Miles

Spacious and unique home on  
exclusive gated development  
within the Dartmoor National  
Park.

- Kitchen/Dining Room
- Living Room
- Study
- Cloakroom
- 3 Bedrooms (1 En Suite) & Bathroom
- Gardens, Garage & Parking
- 18 Acres Communal Parkland
- EPC Band: C
- Council Tax Band: F
- Freehold

Guide Price £425,000

#### SITUATION

The Great Tree Park development occupies an unrivalled location on the eastern slopes of the Dartmoor National Park, within a wooded setting. The well known Moorland town of Chagford is close by with and its excellent range of shops, wine merchants, art galleries, restaurants, cafes and inns. As well as Schooling and sports clubs. This part of the moor is well known for its superb scenery with the delightful Teign Valley offering many fine walks together with historic monuments such as Castle Drogo. There is easy access to the High Moor with unrivalled opportunities for riding, walking and outdoor pursuits. From the property there is excellent access to the nearby A30 dual carriageway providing a direct link with the cathedral city of Exeter with its M5 motorway, main line rail and international air connections. The city offers an extensive shopping centre, together with excellent recreational, leisure and business facilities. The nearby town of Okehampton is the northern gateway to Dartmoor and has a good range of local shops and supermarkets including a Waitrose, together with expanding college, state of the art hospital and leisure centre.

#### DESCRIPTION

The property was constructed approximately 18 years ago by Messrs Gerald Wood Homes. It is part of a distinctive gated development and being one of nine adjoining homes, with views over 18 acres of parkland and woodland which is shared by these homes. There are fine views beyond to the hills of Dartmoor. Number 4 is presented in excellent order throughout, benefitting from full double glazing and gas fired central heating. The accommodation is particularly spacious and light and there is the advantage of the property's own areas of garden in addition to the communal grounds. The property also has a good sized garage with driveway parking and there is additional parking on site for guests and visitors.

#### ACCOMMODATION

Via door to Entrance Hall: stairs rising to the first floor. cloakroom: hand basin with mixer tap. Tiled splash backing, low level WC. Radiator. tiled floor. extractor vent. Living Room: a delightfully light and spacious room with attractive Minster stone fireplace and hearth with fitted living flame gas fire. French doors and window to front, each having fitted vertical slatted timber blinds. Radiator. Recessed ceiling lighting. Two small panelled glazed doors to: Kitchen/Dining Room: Kitchen Area; with attractive range of units in cream with solid black granite worksurfaces. Extensive tiled splash backings and concealed lighting over worktops. Inset 1½ bowl sink with mixer taps, worksurface with cupboard and drawers beneath, fitted dishwasher and fitted washing machine. Pan drawers and range of wall cabinets, fitted fridge/freezer, inset Neff microwave and fitted Rangemaster cooking range with five burner gas hob, double oven and grill. Extractor unit above. Fitted dresser unit, having worksurface with cupboard and drawers beneath, glazed cabinets with shelves. Window to rear with pelmet lighting above, understairs store cupboard. Recessed ceiling light. Dining Area: having window to front. Radiator. Recessed ceiling lighting. Study: window to rear. Radiator. Telephone point. From the Entrance Hall, a turned staircase with attractive balustrade gives access to the spacious First Floor Landing: With bay window to rear with fitted timber slatted blind. Built in cupboard housing recently installed gas fired central heating boiler. Radiator. Access to insulated roof space. Bedroom 1: Window to front with superb views over gardens and communal grounds towards the nearby hills of Dartmoor. Built in triple wardrobe with hanging

rail and shelf. Radiator. En Suite Shower Room: Extensively tiled walls and floor. Large fully tiled shower cubicle with twin mixer shower fitment with sliding glazed doors. Pedestal wash basin, low level WC. Heated towel rack. Shaver point. Extractor. Bedroom 2: Window to front with views over gardens to surrounding countryside and Dartmoor. Built in airing cupboard housing OSO hot water cylinder with linen shelving, radiator. Bedroom 3: Window to rear. Radiator. Bathroom: Being extensively tiled with tiled floor. White suite comprising panelled bath with mixer tap and separate shower spray attachment. Fully tiled shower cubicle with mixer shower fitment and glazed screen door. Pedestal wash basin. Low level WC. Heated towel rack. Extractor vent. Shaver point.

#### OUTSIDE

The development itself is approached from the road via a security gates, which can be remotely operated from each property via an intercom system. A tarmac driveway leads around to the rear of the property's and also gives access to the communal visitor parking and to the recycling and bin storage areas. The property has a Garage 17'4" x 8'9" with up and over door, high interior space with mezzanine storage area. Immediately to the front of the garage is a parking space.

Immediately to the rear of the property, is an easily maintainable garden area with path to front door. The main portion of the garden lies to the front, enjoying a sunny southerly aspect with fine open views across the surrounding countryside and woodland towards the hills of Dartmoor. Paved patio area with outside tap and outside light. Adjoining gravelled patio area, ideal for tubs and planters, with a gate giving access to a front pedestrian pathway, which gives access to the communal grounds. In addition to the property's own grounds, there are delightful areas of communal gardens, surrounding the development. In addition, the property has joint ownership of an adjoining 18 acres of private estate, incorporating delightful meadows and woodland, with waterfalls and being a completely unspoilt natural habitat with a variety of wildlife. This area is exclusively accessible by the residence of Great Tree Park and is ideal for dog walking or just roaming this delightful natural environment.

#### DIRECTIONS

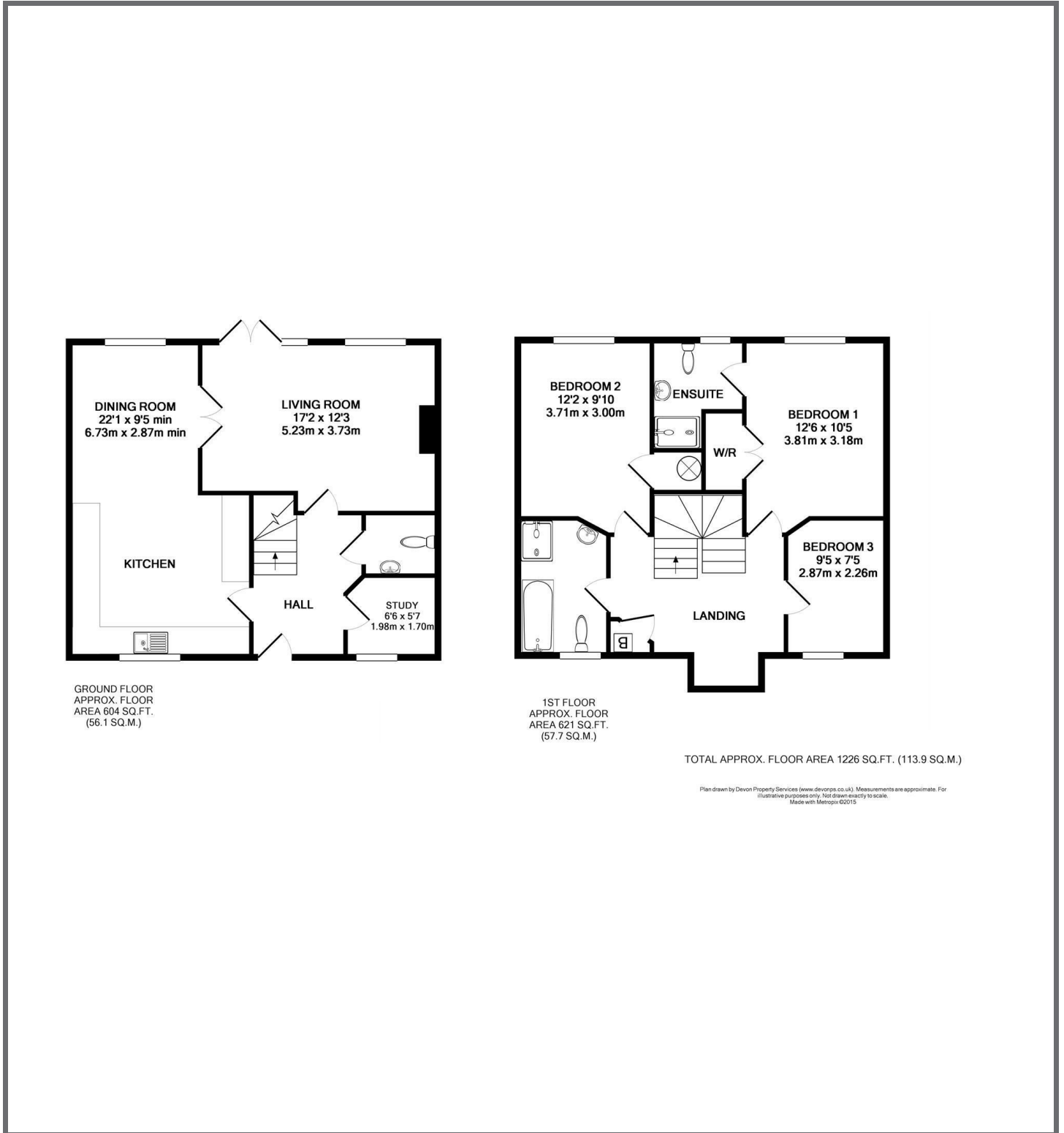
From Okehampton proceed out of the town in an easterly direction as if for Exeter. Join the A30 dual carriageway until reaching the Whiddon Down Junction, whereupon exit taking the A30 for South Zeal and Sticklepath. After a short distance at the mini roundabout take the left hand turning on to the A382 for Chagford and Moretonhampstead. Proceed for approximately 3 miles where upon the entrance to Great Tree Park will be found upon the right hand side, clearly signposted.

#### SERVICES

Mains electricity and water. Private Drainage. Council Tax Band F.

Service charge for communal gardens, drainage, exterior lighting, maintenance etc, is currently £111 per month.

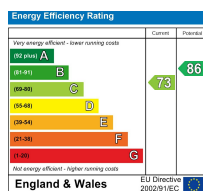




These particulars are a guide only and should not be relied upon for any purpose.

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