



The Chine



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Drewsteignton, Exeter, Devon EX6 6PF

A30 1.5 Miles Exeter 19.5 Miles Okehampton 8 Miles

A rural three bedroom detached bungalow set in 6.5 acres of gardens and woodland.

- Three Bedrooms
- Sitting Room
- Double Garage
- 6.5 Acres
- EPC Band D
- Kitchen/Breakfast Room
- Bathroom and En Suite
- Gardens and woodland
- Council Tax Band: E
- Freehold

Guide Price £570,000

SITUATION

The Chine is situated off a private lane (shared with one other property) within the Dartmoor National Park and is located on a quiet lane between the villages of Drewsteignton and Whiddon Down. The nearest facilities can be found at the popular village of Drewsteignton which offers a shop/post office and popular public house. Whiddon Down is also nearby, again providing a range of local facilities and offering excellent road links via the A30, heading west into Cornwall or east to the cathedral city of Exeter. With its M5 motorway network, mainline rail station and International Airport. A more comprehensive range of facilities can be found in the town of Okehampton, which include a good range of shops and services, three supermarkets including a Waitrose and education from infant to sixth form level. From the property access can easily be gained via lanes and paths to some delightful countryside and Dartmoor walks.

DESCRIPTION

The Chine is an individually built 1970's three bedroom, detached bungalow, benefitting from oil fired central heating and double glazing. Further benefits include a double garage and ample off road parking. The property would ideally suit the garden enthusiast, being uniquely set within gardens, meadows and woodland of approximately 6.5 acres. The former renowned plantsman Barry Starling having created and tended these lovely gardens over many years. The property sits within the parish of Drewsteignton and is offered with no ongoing chain.



ACCOMMODATION

Via double glazed doors to ENTRANCE PORCH: Tiled floor, windows to side, glazed door to ENTRANCE HALL: Telephone point, airing cupboard with hot water tank and linen shelving, fitted cloaks cupboard. Access to loft space with loft ladder and light, doors to, KITCHEN/BREAFAST ROOM: Range of timber base cupboards and drawers with inset double bowl sink and window to side. Matching wall cupboards, electric oven and induction hob. Space for upright fridge/freezer. Shelved larder cupboard, oil fired boiler, providing central heating and hot water. Door to REAR OPEN PORCH: With steps down to garden. SITTING ROOM: A light and spacious triple aspect room with feature stone fireplace and multi fuel stove. BEDROOM 1: Large window overlooking rear garden. Step down to EN SUITE: Corner shower cubicle with electric shower, pedestal wash basin, WC, heated towel rail, wood flooring, tiled floor and walls. BEDROOM 2: Window to side aspect, fitted wardrobes, pedestal wash basin. BEDROOM 3: Window to side aspect, fitted wardrobes, pedestal wash basin. BATHROOM: Panelled bath with electric shower over and screen door, vanity wash basin, WC, tiled walls, opaque window to side aspect.

OUTSIDE

Off the shared lane (one other property), the property splits into its own private concrete driveway which sweeps down past the gardens and woodland to the front of the bungalow. There is ample parking and turning here and a DOUBLE GARAGE: with twin up and over doors, electric light and power connected. A path leads to the property and extends around to the rear garden, where there is some undercroft storage and a GARDENERS WC. Together with a COVERED LOG STORE and GREENHOUSE. The gardens to the rear, are primarily laid to lawn with mature shrubs, bushes and trees. Continuing up the drive are further well established and specimen plants shrubs, bushes and trees. The main area of grounds is accessed partway up the drive. Formally an area of woodland which has been delightfully planted and cared for by the former, well renowned plantsman Barry Starling. Throughout the woodland there are many varieties of mature, trees, shrubs and plants, which include of Rhodedendrons, Hydrangeas and Pieris, whilst the woodland is carpeted with bluebells, wild roses and many other plants. Paths extend throughout the woodland and there is a former growing area where cold frames were sited and there is a GREENHOUSE. Set above the woodland and adjoining the drive is a delightful meadow area with wild flowers and fauna and being planted with a variety of trees and with a former FIELD SHELTER. Backing and siding onto the woodland are former areas of historic quarry.

SERVICES

SERVICES Mains electricity, water and private drainage. Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. (Further details are available from the agents Stags, please contact us for further details). Broadband Coverage: Standard upto 21mbps likely (Ofcom). Mobile Coverage: 02 and Vodafone likely indoor and outdoor (Ofcom).

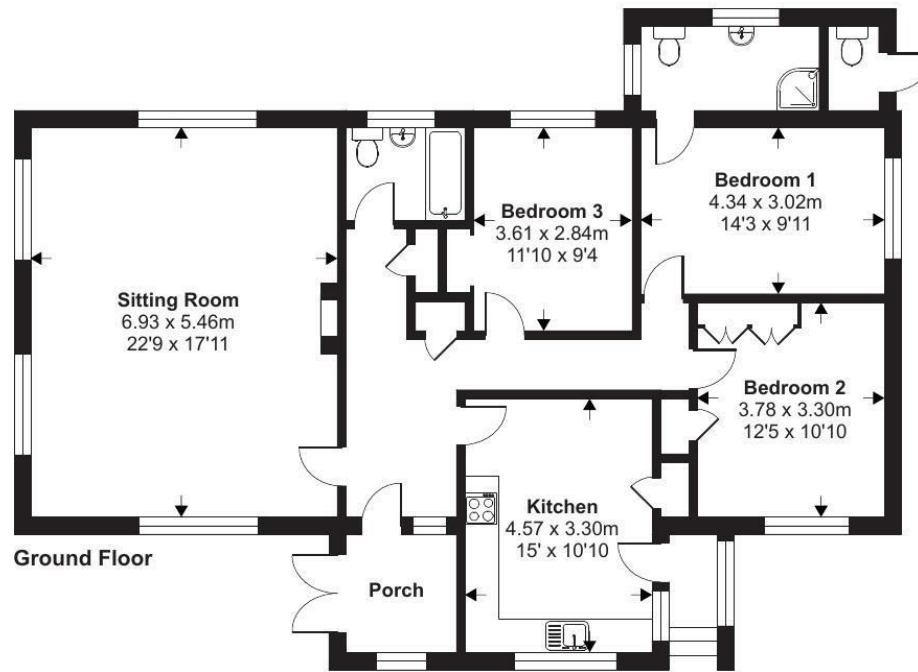
DIRECTIONS

From Okehampton proceed in an easterly direction and after approximately 2 miles turn left onto the A30 dual carriageway, and at the next junction Whiddon Down turn left off the A30, proceeding through the village of Whiddon Down and follow signs as if for Chagford. At the mini roundabout turn left signposted Moretonhampstead and Chagford and on leaving the village, take the next left signposted to Drewsteignton. Proceed down this lane for approximately half a mile, where upon the entrance lane leading down to Hobhouse can be found upon the left handside. Continue down the drive and bear left to The Chine.

AGENTS NOTE

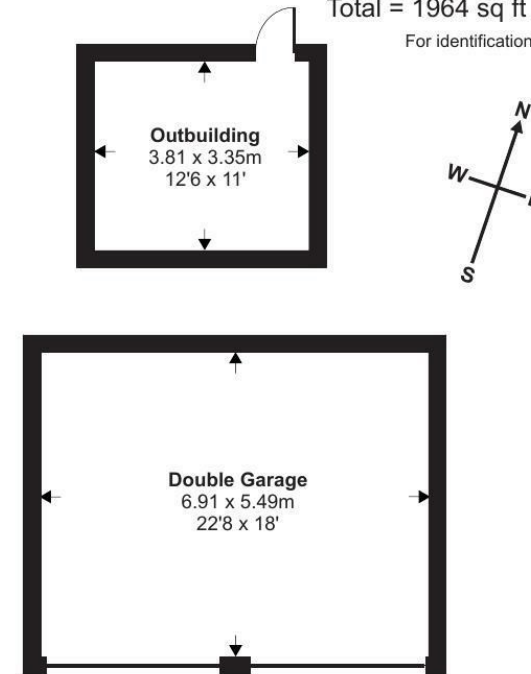
A public footpath runs down the shared lane (one other property) which continues down past the neighbouring Hob House, but does not pass down the private lane of The Chine, gardens or land.





Approximate Area = 1412 sq ft / 131.2 sq m (excludes wc)
 Garage = 411 sq ft / 38.2 sq m
 Outbuilding = 141 sq ft / 13 sq m
 Total = 1964 sq ft / 182.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2024. Produced for Stags. REF: 1121274

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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	
(69-80) C	61
(55-68) D	
(39-54) E	
(21-38) F	G
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

okehampton@stags.co.uk

01837 659420



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