



4 Valley View

4 Valley View , Chagford, Newton Abbot, Devon TQ13 8BU



DESCRIPTION

This architect redesigned contemporary property is set over two floors. A spacious, entrance hall leads to the ground floor accommodation including a kitchen/dining room, utility room, principal bedroom with en-suite and dressing room, another bedroom/study and a bathroom. Stairs lead to an impressive sitting room with views over the countryside. Two additional bedrooms are on this floor, one with an en-suite shower room. The property offers gas-fired central heating with radiators to the ground floor and underfloor central heating to the first floor together with double glazing throughout. The gardens have been well maintained and incorporate lawned areas bordered by mature flower beds and borders, a patio seating area, vegetable beds and a range of fruit trees. Further benefits include a garage and ample off-road parking.

ACCOMMODATION

The double-glazed front door leads to a welcoming entrance hall with solid maple floor and radiator. This gives access to under stairs storage cupboard, cloaks cupboard with radiator, staircase to first floor, doors to kitchen/dining room, utility room, bathroom and two bedrooms.

The light and spacious kitchen/dining room is dual aspect with attractive views to the front of the surrounding countryside and to the rear garden via sliding patio doors. The kitchen with ceramic tiled floor, has a well fitted modern range of base cupboards, integral dishwasher and drawers with roll-edge worksurfaces over plus a range of wall walnut fronted cupboards, large single bowl sink and drainer, large induction hob set in a granite topped peninsula with ceiling extractor vent over. Further is a larder cupboard plus integral double oven and fridge/ freezer. Dining Area, large glazed windows to front offer delightful views, solid maple floor, space for dining table and window to the side.

Bedroom 1, dual aspect windows to south-facing rear garden and patio, radiator, dressing room with twin fitted mirrored wardrobes. Door to en-suite, fully tiled with rain-shower head and jet sprays, circular bowl vanity unit, low level WC, heated towel rail, electric underfloor heating and window to side. Bedroom 2, window to side, radiator, cupboard housing hot water tank and gas boiler providing domestic hot water and central heating, fitted wardrobe cupboard. Bathroom, bath with tiled surrounds and shower over, low level WC, wash basin with lighted mirror cabinet over, heated towel rail and electric underfloor heating, opaque window to front, tiled floor. Utility room, range of base and wall cupboards, space for freezer and plumbing and space for washing machine, door and window to rear garden.

The first floor has underfloor heating throughout and opens to the sitting room, an impressive room with dual aspect windows offering delightful views, solid maple floor, sky light, central rotating wood burner, track lighting, fitted bookshelves. Doors to bedroom 3, window to side, door to en suite with glazed shower cubicle and shower, vanity basin, low level WC, heated towel rail, tiled floor, sky light. Bedroom 4, currently used as a study, window to rear, solid maple floor, access to eaves storage space.

OUTSIDE

A five bar gate opens to a tarmac drive providing parking for 2 to 3 vehicles. Garage/Workshop with up and over door, personal door and window to side. The front garden is gravelled and planted with established shrubs and space for

pots. A pedestrian gate opens to the private south-facing rear garden, with a wide pathway leading around the back of the house and extending around the far side to a paved patio area with external power and lighting, small fishpond to side and attractive aspect over the surrounding countryside. Adjacent are a range of raised vegetable beds and further gate back to the front elevation. The remaining gardens are primarily laid to lawn with well-stocked flower and shrub borders. Numerous fruit trees have been planted and at the top of the garden is a garden shed. Further benefits include an aluminium framed greenhouse, numerous external power points and water tap.

SITUATION

Valley View is a quiet cul de sac within easy walking distance of the town centre. This ancient Stannary Town has an excellent range of shops, services and facilities, pubs, hotels and restaurants. There is a new primary school, Montessori pre-school, library, parish church, independent church, health centre and dentist surgery. The town also has a thriving sports clubs, cricket pitch, bowling green, football pitch, tennis court and a seasonal open-air swimming pool. From Chagford there is easy access to the A30 dual carriageway providing a direct link west into Cornwall and east to Exeter and the M5 motorway, main line rail and international air connections. Okehampton is also easily accessible with its extensive range of shops, services, educational, recreational and leisure facilities. The Dartmoor National Park is famed for its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits.

SERVICES

Mains electricity, water, gas and drainage.

DIRECTIONS

From Okehampton leave the town in an easterly direction as if for Exeter, join the A30 dual carriageway at the top of the town and upon reaching Whiddon Down junction turn left for South Zeal, Sticklepath and Chagford. Turn right at the junction and at the mini roundabout take the left hand turning on the A382 for Chagford and Moretonhampstead. After approximately 3.5 miles upon reaching Eastern Cross turn right signposted to Chagford and proceed up the hill into the town, passing the primary school on your right, take the second right hand turning, signed RC Church and then turn left into Valley View, Number 4 will be found at the end of the cul de sac on your left hand side.

Chagford 0.1 Miles Okehampton 12 Miles
Exeter 21 Miles

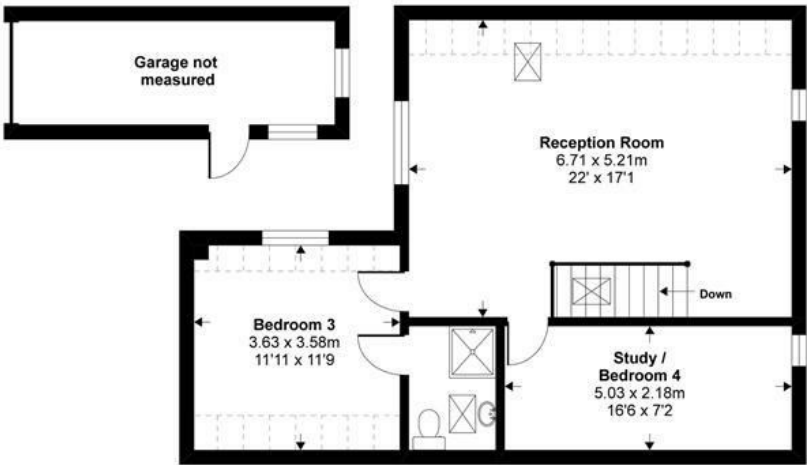
An individual contemporary 4-bedroom, 3-bathroom, detached home with delightful countryside views over the beautiful Teign valley.

- Kitchen/Dining Room
- Sitting Room
- Bathroom and Utility Room
- 2 Ground Floor Bedrooms
- 2 First floor Bedrooms
- 2 En Suites
- Gas C/H and Double Glazing
- Private Gardens
- Parking And Garage
- Delightful Views

Guide Price £680,000



Approximate Area = 1684 sq ft / 156.4 sq m (excludes garage)
Limited Use Area(s) = 86 sq ft / 7.9 sq m
Total = 1770 sq ft / 164.4 sq m
For identification only - Not to scale



First Floor



Ground Floor



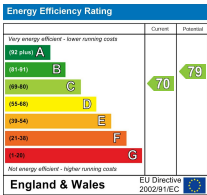
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 640819.

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

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