



East of 
ESTATE AGENTS

Well Oak Park
Exeter £700,000

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This delightful four-bedroom detached property, built in the 1990s, has undergone a thoughtful extension, now offering a seamless fusion of classic character and contemporary living. A stunning garden room, added in 2022, effortlessly connects the interior with the beautiful rear garden, creating a wonderfully integrated living space. With generous accommodation across two floors, this home provides a comfortable and inviting environment, complemented by its serene garden and convenient access to local amenities.

Detached Home | Four Bedrooms | Two Bathrooms | Garden Room | Study | Utility Room | Cloakroom | Double Garage with Parking | Beautiful Rear Garden

LOCATION

This property is situated in a popular area within Exeter, offering excellent connectivity and local amenities. Residents benefit from being within walking distance of both the RD&E Hospital and Nuffield Hospital, providing convenient access to healthcare facilities. The vibrant hub of Heavitree is also easily accessible on foot, offering a range of local shops, services, and eateries. Families will appreciate the proximity to local schools, and the city centre is also within comfortable walking distance, providing a wider array of retail, dining, and cultural attractions. Furthermore, the location offers easy access to Topsham Road and key transport links, connecting you effortlessly to wider areas and ensuring a smooth commute. Exeter itself is a historic and dynamic city, blending ancient heritage with modern amenities, and offering a rich tapestry of cultural experiences, green spaces, and a thriving community spirit.

DESCRIPTION

This beautifully presented home begins with a welcoming hallway, with stairs ascending to the first floor. To your right, a dedicated study offers a quiet space for work. Adjacent to this is a beautifully appointed downstairs cloakroom, featuring a modern white W.C. and a white bowl basin set upon a stylish wooden vanity unit from the 'Neptune' range. Across the hall, the spacious lounge provides a warm reception, enhanced by a box bay window overlooking the front garden.



A pair of French doors from the lounge open into the central dining room. From here, another set of double French doors lead into the kitchen, which is also directly accessible from the hallway. The kitchen is well-equipped with wooden wall and base units, complemented by granite worktops and splashbacks. It includes an inset double bowl sink and a gas hob, with all appliances thoughtfully built-in. A window above the sink offers pleasant views of the rear garden. Conveniently located to the side of the kitchen, the utility room mirrors the kitchen's design with matching units and worktops, and features a side door providing access to the garden and the rear of the garage. A standout feature of the ground floor is the impressive garden room, recently added in 2022 by local builders Hunt & Carter, and accessible from the dining room through bi-fold doors. This superb addition boasts a vaulted ceiling and underfloor heating, ensuring comfort throughout the year. A magnificent pair of bi-fold doors can be fully opened, truly embracing the splendid rear garden and creating an exceptional indoor-outdoor living experience. Upstairs, the first-floor hosts four generous bedrooms. The primary bedroom offers a serene retreat, featuring a box bay window to the front, built-in wardrobe storage, and a private en-suite shower room. The en-suite is tastefully presented with a white and wood sink and W.C. vanity unit, matching white wall tiles, and a large shower cubicle adorned with delightful stone-effect tiling. The main bathroom serves the remaining bedrooms, offering a bath with an overhead shower, a white W.C., and a hand basin. This home is thoughtfully designed to cater to modern family needs, blending practicality with elegant finishes throughout.

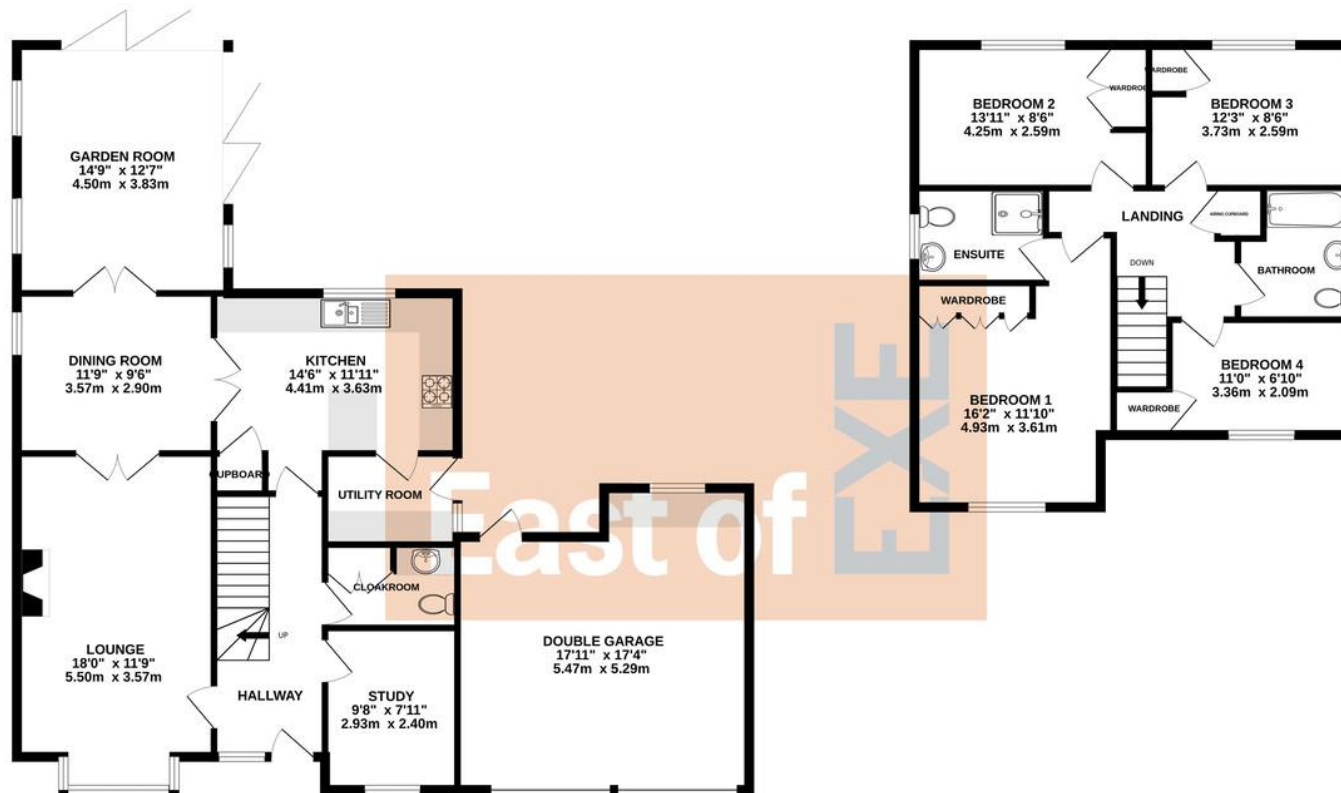
GARDEN AND GROUNDS

The property is framed by a small front garden, where a striking cherry tree stands as a central feature, offering both privacy and year-round beauty. To the side, a double garage provides ample parking to the front, with a paved path leading to the front door. The rear garden is a truly magnificent, tranquil oasis, offering a profound sense of calm. Porcelain floor tiles create a lovely, raised patio around the newly added garden room, providing an ideal spot for relaxation. A centrally placed solid granite ball water feature adds a captivating focal point. Multiple pergolas, draped in wisteria and other climbing plants, enhance the garden's serene atmosphere, while paved circles interspersed with gravel create a pleasing form. A magnificent acer stands proudly within this delightful space, which is abundant with a beautiful array of flowers and plants, truly creating a private haven in the heart of the city.



GROUND FLOOR
1215 sq.ft. (112.9 sq.m.) approx.

1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1870 sq.ft. (173.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Waiting EPC

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