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4 Southbrook Court, Southbrook Lane, Whimble EX5 2PG



SOUTHGATE
— ESTATES —

£565,000



4 Southbrook Court

A spacious three/four bedroom family home located within a tucked away position close to the delightful village of Whimple. This excellent location is surrounded by countryside and also benefits from a range of nearby amenities, including various eateries, primary and secondary schools, and a convenience store. The area is also well serviced by public transport links including bus stops and Cranbrook Rail Station, and Exeter's City Centre is approximately 9 miles away with all it has to offer.

Sitting in approximately a 1/3 acre plot, the property's internal accommodation briefly consists of an entrance hallway, a cloakroom, a generous dining room, kitchen breakfast room, living room, and a bedroom/study on the ground floor. Upstairs are a further three double bedrooms (with an en suite to the master), and the main bathroom. Externally the property enjoys impressive south-facing lawned gardens to the rear with access to the leat, and a carport providing off-road parking for multiple vehicles. With such a fantastic situation, the sizeable accommodation, and the lovely outside space, this excellent home should not be missed. Please do get in touch for more information.

Entrance The front doors open to the entrance porch which includes tiled flooring, exposed beams, and doors to the cloakroom and dining room.

Cloakroom A useful downstairs cloakroom consisting of a close-coupled WC, a pedestal wash basin with a tiled splashback, a heated towel rail, tiled flooring, an extractor fan, and exposed beams.

Dining Room 17' 9" x 13' 11" (5.42m x 4.23m) plus recess A spacious reception room enjoying double glazed French doors leading out to the garden, exposed beams, two radiators, stairs to the first floor incorporating built-in storage below, and doors to the living room, kitchen and the fourth bedroom/office. Double glazed windows face the front and rear aspects.

Living Room 18' 9" x 15' 7" (5.72m x 4.76m) A pleasant room boasting two sets of double glazed French doors leading out to the garden, a wood burner with an exposed wood beam, two radiators, a loft hatch, and recessed shelving. A double glazed window faces the front aspect.

Kitchen Breakfast Room 21' 2" x 11' 6" narrowing to 9' 10" (6.46m x 3.51m) An impressive kitchen breakfast room containing a range of matching wall and base units with granite worktops, a matching upstand, a tiled splashback, and a double Belfast sink with a mixer tap over. Integrated appliances include an electric AGA with an extractor hood over, an additional oven with an electric hob and extractor hood over, a fridge freezer, a dishwasher and a washing machine. In addition there is a breakfast bar with an oak worktop, tiled flooring, a skylight, spotlighting, and double glazed French doors to the garden. A double glazed window faces the rear aspect.

Bedroom 4/Office 9' 11" x 9' 2" (3.02m x 2.8m) A multi-functional room which could be used as a home office or fourth double bedroom, benefitting from a radiator and a double glazed window to the front aspect.

Stairs & Landing Stairs rise to the first floor landing which provides access to the remaining three bedrooms and the bathroom, a hatch to the loft and exposed beams.





Bedroom 1 & En Suite 14' 8" x 11' 0" (4.46m x 3.36m) plus en suite & wardrobe A well-proportioned master bedroom featuring a double glazed window to the rear aspect with a lovely outlook over the garden, a further double glazed window to the side aspect, a radiator, exposed beams, recessed shelving, and a large walk-in wardrobe with a light. A door opens to the en suite which incorporates a close-coupled WC, a pedestal wash basin with a tiled splashback, and a shower cubicle with a tiled surround. There is also a heated towel rail, an extractor fan, exposed beams, tiled flooring, and an obscured double glazed window to the front aspect.

Bedroom 2 18' 6" x 8' 1" (5.64m x 2.46m) A good-sized double bedroom with the advantage of a double glazed window to the front aspect, exposed beams and a radiator.

Bathroom 8' 0" x 5' 9" (2.45m x 1.74m) Comprising a bath with a mixer tap over and a handheld shower head, a pedestal wash basin, a close coupled WC, and a separate shower cubicle with a tiled surround. Additionally there is a heated towel rail, an extractor fan, exposed beams, tiled flooring, and part-tiled walls. An obscured double glazed window faces the rear aspect.

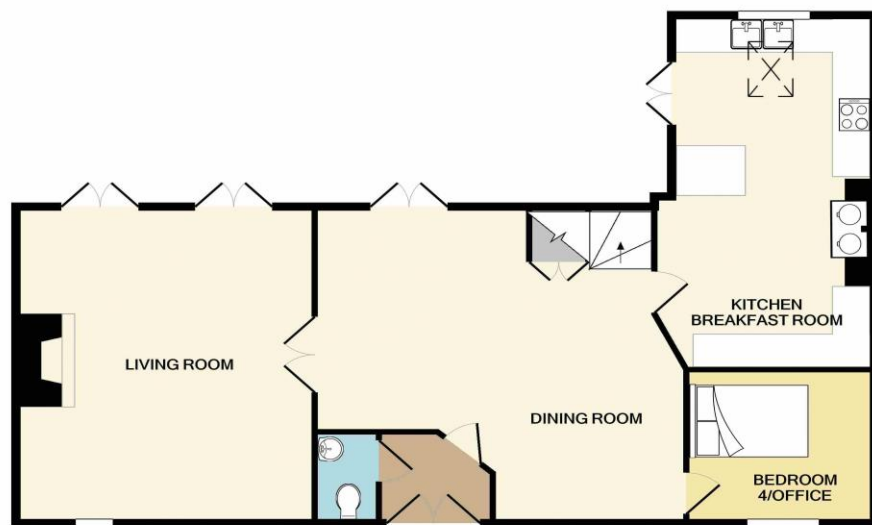
Bedroom 3 11' 7" x 7' 0" (3.53m x 2.14m) plus doorway A further double bedroom complemented by a double glazed window to the rear aspect with an outlook across the garden, exposed beams, and a radiator.

Garden Doors open out to the delightful south-facing rear garden which includes a terrace offering an ideal space for outdoor seating. In total, the gardens amount to approximately 1/3 acre and are mainly laid to lawn with a variety of well-stocked plant beds, along with an apple orchard. To the rear there is access to the leat providing a tranquil area looking back across the gardens toward the property. In addition, the oil fired boiler is situated alongside the kitchen, and there is a greenhouse, a further two sheds and an area to the side leading to the parking area.

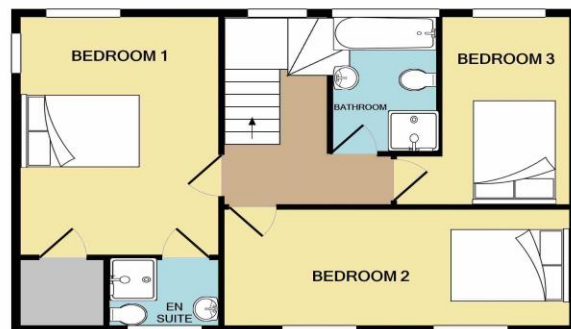
Parking The property benefits from a parking area with a veranda providing off-road parking for multiple vehicles.

- *3/4 Bedrooms*
- *Characterful House*
- *Spacious Accommodation*
- *1/3 Acre Plot*
- *Off-Road Parking*
- *Semi-Rural Location*





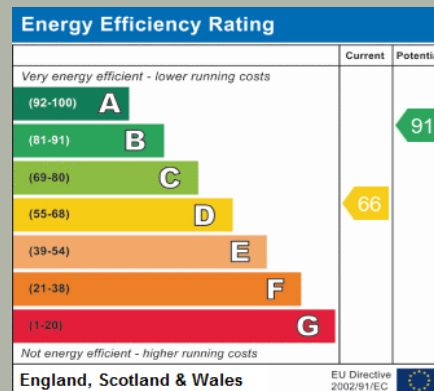
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating



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