

Oxton House, Oxton, Nr Kenton, EX6 8EX



A superb individual 2 double bedroom first floor apartment offering elegant and spacious accommodation to the rear of this Grade II Listed manor house in a private wooded valley 10 miles West of Exeter. With garage, communal grounds & tennis court.

LEASEHOLD, COUNCIL TAX BAND - C, EPC - EXEMPT.

£265,000

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LOCATION

Oxton House is a beautiful period Grade II Listed manor house that was converted into elegant apartments in the 1980's. It stands in a most favoured private wooded valley just 10 miles west of Exeter in the lea of the Haldon Hills.

SITUATION

Oxton House dates back to Elizabethan times but was rebuilt in 1781 by Reverend, traveller and author John Sweete who inherited a fortune from his godmother after he changed his name from John Tripe.

Oxton is a popular hamlet due to the fact that it is on a 'no through' road and has a wooded approach with colourful rhododendrons and azaleas and the original estate white bridge over the river. It is approximately a 5 minute drive to the village of Kenton where there is a primary school and a community hall.

A short distance from Kenton is the village of Starcross which offers a particularly good sailing club and mainline railway station.

The city of Exeter offers an extensive range of educational facilities including state and private education, a sixth form college and university. Within the city centre is an excellent

choice of shopping facilities, including most leading department stores and the highly regarded Princesshay development.

From Exeter there are main line rail connections to London Paddington and Waterloo and an international airport.

FRONT DOOR TO

ENTRANCE HALL

Coved ceiling, picture rail, loft access point, feature half height wood panelling to walls and doors to:

BEDROOM 1

A spacious room with coved high ceiling, picture rail, wall light points, radiator and window to the rear of the property.

BEDROOM 2

Coved high ceiling with picture rail, storage cupboard and radiator.

BATHROOM

Suite comprising free standing roll top bath with central taps and shower over, high level WC, wash hand basin and storage cupboard housing the electric central heating system.





SITTING ROOM

A lovely bright room with coved ceiling, picture rail, feature fireplace surround, window to the rear, radiator and door to:

KITCHEN/DINING ROOM

Matching base and eye level units with inset Belfast style sink, space for a range style cooker, display cabinets, plate racks, radiator, picture rail and window to the rear looking onto the communal grounds.

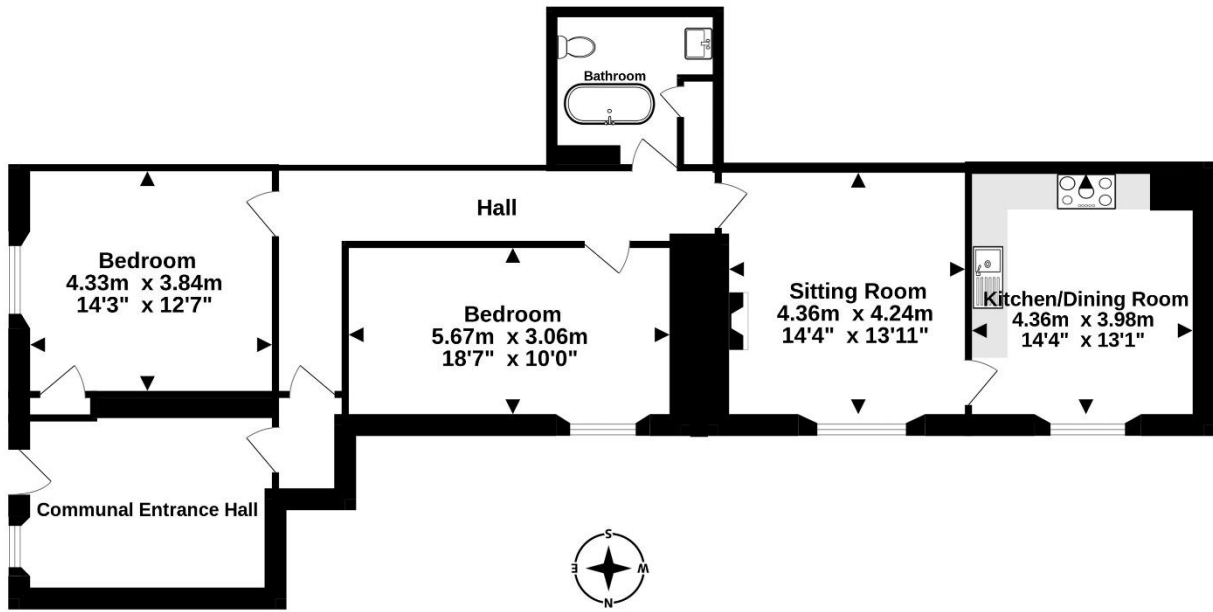
OUTSIDE

The apartment enjoys the full use of the communal gardens, grounds and tennis court that belong to Oxton House. They offer a wonderful mix of level lawned areas (perfect for utilising the house's croquet set), ponds and wooded areas. The tennis court, is hard surfaced, so can be used all year round.

There is ample parking for residents to the side of Oxton House, along with an impressive turning area directly in front of the original front doors. The apartment also benefits from a single garage just a few yards from the house.

Oxton really does offer a wonderful mix of the idyllic country life, without the huge running costs that would normally be associated with a property of this size.





TOTAL FLOOR AREA : 104.9 sq.m. (1129 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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