

Oxton House, Oxton, Nr Kenton, EX6 8EX



NO ONWARD CHAIN. An impressive and substantial 2 double bedroom, 2 bathroom apartment situated to the front of this converted Grade II Listed mansion house. Benefits include wonderful views over the surrounding valley, double garage and use of the beautiful communal grounds which include a TENNIS COURT, approx. 2 miles from the popular village of Kenton.

LEASEHOLD, COUNCIL TAX BAND - D, EPC - F.

£375,000

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DESCRIPTION

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 circa 10 miles west of Exeter in the lea of the Haldon Hills. 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 Post Office/stores, primary school, two village restaurants, pub and a community hall. The apartment is beautifully presented, has wonderful views, is well thought-out and particularly spacious. Whilst incorporating modern conveniences, such as a modern fitted kitchen, they have retained the character and feel of the original property with features, such as the wood burning stove and decorative coving. These modern additions mix seamlessly with doors and shuttered windows, to produce a truly wonderful property that is particularly worthy of attention.

ACCOMMODATION

Timber panelled front door, with arched window above, leading to:

RECEPTION HALL

Coat hanging space, built in cupboard with plenty of coat hanging space, the hallway continues with a further night storage heater: Inner reception with attractive panelled doorways, door leading to:

SITTING ROOM AND STUDY AREA

A quite magnificent room with bow window to front and square bay window to side, attractive outlook across the landscaped gardens, recessed book shelving, fireplace with wood burner and mantel over, 3 night storage heaters, impressive moulded cornices and wall mouldings, secondary glazing throughout.

KITCHEN/DINING ROOM

fitted with an excellent range of wall and base cupboards and drawers with wood block work top surfaces over incorporating stainless steel sink with twin drainers and mixer tap over, space and plumbing for automatic dishwasher, space for an electric oven, integrated fridge. Electric night storage heater, open archway to Dining area (square bay with secondary glazed windows on all sides) and small paned doors leading to outside, electric night storage heater.

UTILITY AREA

From the hallway a further door leads to a cupboard with plumbing for automatic washing machine, further appliance space for fridge/freezer, a useful range of fitted shelving, recess housing lagged hot water cylinder with slatted linen shelving over.

BEDROOM 1

Secondary glazed window to side, electric night storage heater, central ceiling rose, moulded cornices, door to:

EN SUITE

En suite bathroom comprising panelled bath with shower attachment, low level WC and wash hand basin with work top space and storage below, electric chrome heated towel rail.





BEDROOM 2

fitted with an excellent range of built-in wardrobes with hanging and shelved storage space, window to side with secondary glazing, electric night storage heater, central ceiling rose and moulded plaster cornices.

SHOWER ROOM

Modern shower room comprising walk in shower enclosure, low level WC, pedestal wash hand basin, electric chrome heated towel rail.

OUTSIDE

The gardens and grounds of Oxton create a beautiful parkland setting, with an abundance of mature plants, trees and shrubs within a wooded valley setting. They include the use of a hard surface tennis court, croquet lawn and an area of private garden off the living room and dining room. A short distance from the main building is a garage block, within which the apartment benefits from a double garage. The garages are situated in a block to the west of the building with an additional parking area, bin store and washing line are. In front of the garage is a communal water tap and electric point.

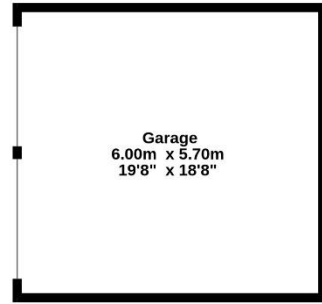
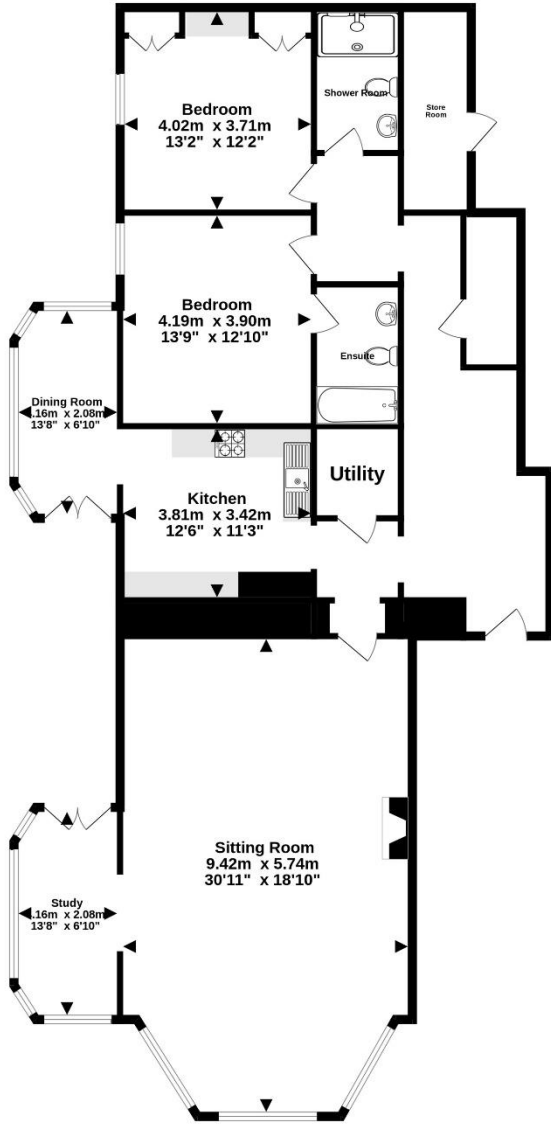
DIRECTIONS

From Exeter follow the A379 towards Dawlish. Continue along the Exminster by-pass and proceed straight ahead at the roundabout towards Dawlish. On reaching the village of Kenton turn right by the village memorial and continue with the church on the right. Follow the lane out of Kenton until reaching a cross roads and proceed straight across, signposted Oxton. The approach road to Oxton House is a no-through road. Having crossed a small bridge, Oxton House will be visible on the left hand side.



Ground Floor
157.6 sq.m. (1696 sq.ft.) approx.

Garage
34.1 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA : 191.8 sq.m. (2064 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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