

Oxton House, Oxton, Nr Kenton, EX6 8EX



An impressive 1 double bedroom first floor apartment situated within this converted Grade II Listed mansion house. Benefits include a GARAGE, NO ONWARD CHAIN and use of the communal grounds which include a TENNIS COURT, approx. 2 miles from the popular village of Kenton. LEASEHOLD, COUNCIL TAX BAND - B, EPC - E.

£160,000

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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.

COMMUNAL ENTRANCE HALL

Shared with one other apartment. Front elevation single glazed door. Wooden door giving access to apartment.

ENTRANCE HALL

Night storage heater and access to the loft space. Doors giving access to all rooms.

KITCHEN/DINING ROOM

Modern fitted kitchen with wall and base units. Rear elevation sash window. Sink/drainers, work surfaces. Tiling. Built in electric double oven. Electric hob with stainless steel extractor hood over. Hot water tank in cupboard. Coving. Night storage heater. Access to lounge.

SITTING ROOM

Rear elevation sash window. Fireplace with marble surround T.V and telephone points. Coving. Night storage heater.

BEDROOM

Front elevation sash window. Ladder leading to Mezzanine area. Coving. Night storage heater. Door to:

BATHROOM

Modern suite comprising P shaped bath with shower over. Wash hand basin and WC with concealed cistern and storage cupboard.

STUDY

Sash window. Coving. Access to bathroom.

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 and a lawned garden with southerly aspect. A short distance from the main building is a garage block, within which apartment 10 benefits from a single garage.

GARAGE

The garage is 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.



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