

Crosswinds, 16 Church Road, Silverton Exeter, EX5 4HS



A wonderfully spacious detached property sitting in a generous plot of just over a third of an acre with beautiful mature gardens backing directly onto open countryside, with outstanding panoramic south facing views looking towards the Killerton estate. The property was individually built over forty years ago and provides opportunity to create a superb family home in one of the village's sought after addresses in a peaceful position, yet within easy walking distance of all the many village amenities. The accommodation offers a large entrance hallway with stairs to an open landing leading to the bedrooms. The living room is spacious with dual aspect windows and full height sliding doors which lead into the conservatory, providing wonderful south facing views over the garden and countryside. There is a separate dining room, kitchen and cloakroom. Stairs lead to the lower ground floor where there is an enormous laundry/games room and double garage with additional large storage area. There are four well proportioned bedrooms with en-suite to the master bedroom and separate family bathroom. The property benefits from mains gas central heating and is largely double glazed with aluminium windows. Outside is beautifully presented with lawned gardens surrounded by mature shrubs, trees and flower borders. There is also a raised paved patio area at the rear. To the front is ample parking for multiple vehicles with a large turning circle and the front gardens are attractively planted with good screening and privacy. No onward chain.

Offers in the region of £795,000 Freehold DCX02000

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Silverton is a sought after and thriving village surrounded by the rolling countryside of the Exe Valley and with the National Trust estate of Killerton House on the doorstep. The village is situated approximately eight miles from Exeter and provides an easy commuting journey into the city as well as being easily accessible for St David's mainline train station, M5 motorway junctions and Exeter Airport. Silverton is well provided for with many amenities available including village Spar shop, GP surgeries, primary and pre-school, two pubs, three churches, play park and recreation fields, community hall and a host of clubs and activities creating a wonderful community atmosphere.



Lounge 25' 9" x 15' 0" (7.84m x 4.57m)

Front aspect window with stunning view over the front garden. Rear aspect sliding doors leading to the conservatory. Gas flame effect fireplace with Minster stone surround and hearth. Coved ceiling. Television point. Wall lights. Two radiators.



Conservatory 15' 0" x 14' 5" (4.57m x 4.39m)

Triple aspect uPVC double glazed windows with stunning views over the rear garden and beyond. Perspex roof. Tiled flooring. Wall lights. uPVC double glazed French doors leading to the patio and rear garden.



THE ACCOMMODATION COMPRISES:

Covered Porch & Entrance Hall

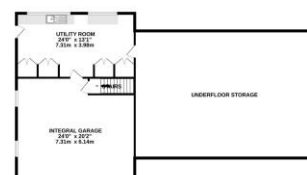
Access via a solid wood part glazed front door with twin frosted front aspect windows. Large open entrance hall with doors to the dining room, kitchen, cloakroom and steps to an open landing with doors to the bedrooms and family bathroom. Telephone point. Stairs down to garage. Radiator.

Dining Room 13' 4" x 11' 7" (4.06m x 3.53m)

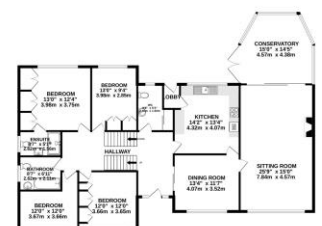
Front aspect window. Coved ceiling. Doors to kitchen and lounge. Radiator.



LOWER GROUND FLOOR
1734 sq. ft. (161.1 sq. m.) approx.



GROUND FLOOR
1884 sq. ft. (175.0 sq. m.) approx.



TOTAL FLOOR AREA: 3618 sq. ft. (336.1 sq. m.) approx.

 All areas, whether stated or any other areas are approximate and are not intended to be used for any legal purposes or as a basis for any other calculations. The plan is for information only and should not be used as such for any other purposes. The architect accepts no liability for any errors or omissions.

Kitchen 14' 2" x 13' 4" (4.31m x 4.06m)

Rear aspect window with stunning views over the rear garden and to the countryside beyond. Fitted range of eye and base level units with stainless steel sink with double drainer and mixer tap. Roll edge work surfaces with part tiled walls. Integrated gas double oven and hob with extractor fan above. Plumbing for dishwasher. Integrated fridge and freezer. Tiled flooring. Radiator. Door through to hallway.



Inner Hallway

With part frosted door to the rear garden. Tiled flooring.

Cloakroom

Rear aspect frosted window. Low level WC. Pedestal wash hand basin with tiled splash back. Loft hatch. Built in cupboard with hanging space and shelving.

Bedroom One 13' 0" x 12' 4" (3.96m x 3.76m)

Rear aspect window with view over the garden and countryside beyond. Floor to ceiling wardrobes with hanging space and shelving. Coved ceiling. Television point, Radiator. Thermostat control point. Door to



En-suite

Side aspect frosted window. Three piece suite comprising walk in shower, Low level WC, Wash hand basin. Part tiled walls. Radiator.

Bedroom Two 13' 0" x 9' 4" (3.95m x 2.85m)

Front aspect window with view over the front garden. Television point. Wall lights. Radiator.



Bedroom Three 13' 0" x 9' 4" (3.96m x 2.84m)

Rear aspect window with view over the garden and countryside beyond. Radiator.



Bedroom Four 12' 0" x 6' 11" (3.65m x 2.10m)

Front aspect window with view over the front garden. Loft access hatch. Radiator.



Bathroom

Side aspect frosted window. Three piece suite comprising panel enclosed bath with hand held shower above. Low level WC. Pedestal wash hand basin. Fully tiled walls. Shaver point. Radiator.

Double Garage 24' 0" x 20' 2" (7.31m x 6.14m)

Electric metal up and over door. Twin side and front aspect frosted windows. Tiled flooring. Small workshop area recessed to the side of the garage. Door through to

Laundry/Games room 24' 0" x 13' 1" (7.31m x 3.98m)

Twin rear aspect windows with view over the rear garden. Fitted range of base units with stainless steel one and a half bowl sink with drainer and mixer tap. Roll edge work surfaces. Plumbing for washing machine and further appliance space. Built in storage cupboards. Access into the undercroft. Wall mounted boiler. Tiled flooring. Side aspect frosted door leads to



Rear Garden

Private enclosed south facing rear garden, mainly laid to lawn with paved seating area surrounded by mature trees and shrub borders and backing onto open countryside. Access to the front of the property.

Front garden

Large front garden, mainly laid to lawn with mature trees and shrub borders and vehicle turning circle.

Off road parking

Providing ample parking for approximately eight vehicles.

Solar Panels

Are situated at the end of the rear garden and also on the south facing roof providing a feed in tariff.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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