



# Fluxton

Guide Price £650,000

🛏️ 4 🚿 2 🚽 2



Hérons Leap is one of three attractive properties in this small hamlet which has a range of similar character properties, standing only about 1.5 miles from Ottery St Mary and less than a mile from the pretty village of Tipton St John, which has a good primary school, Church, pub, village hall, stores and bus service. The surrounding countryside offers excellent walking/horse-riding facilities.

The property itself enjoys well-presented light and airy accommodation perfectly combining the character of a period home with modern and stylish fixtures and fittings. The covered porch leads to the spacious hallway with cloakroom W.C. and attractive oak flooring. The kitchen/breakfast room is beautifully appointed with an extensive range of cream-fronted cupboards and drawers at both base and eye level whilst incorporating two ovens, a gas hob and room for further modern appliances. The solid oak worktops provide plenty of room for food preparation, pleasing any keen cook. French doors lead into the rear garden and there is space for breakfast table and chairs for informal and sociable dining. The sitting room is another lovely room with a feature fireplace with an inset woodburning stove and further French doors to the rear garden. The dining/family room is capacious and is a multi-use room and there is a utility room for further storage and appliance space that occupies part of the garage/store and therefore could be removed should a full-size garage be preferred.

On the first floor are three large double bedrooms and an office/nursery. The principal bedroom benefits from a full bathroom ensuite, enjoying both a bath and a separate shower cubicle and the family shower room is also fitted with a modern and stylish white suite.

This wonderful home is suitable for both families and retired occupants alike and has double-glazed windows and doors, along with a modern gas central heating system, creating an efficient home to run.

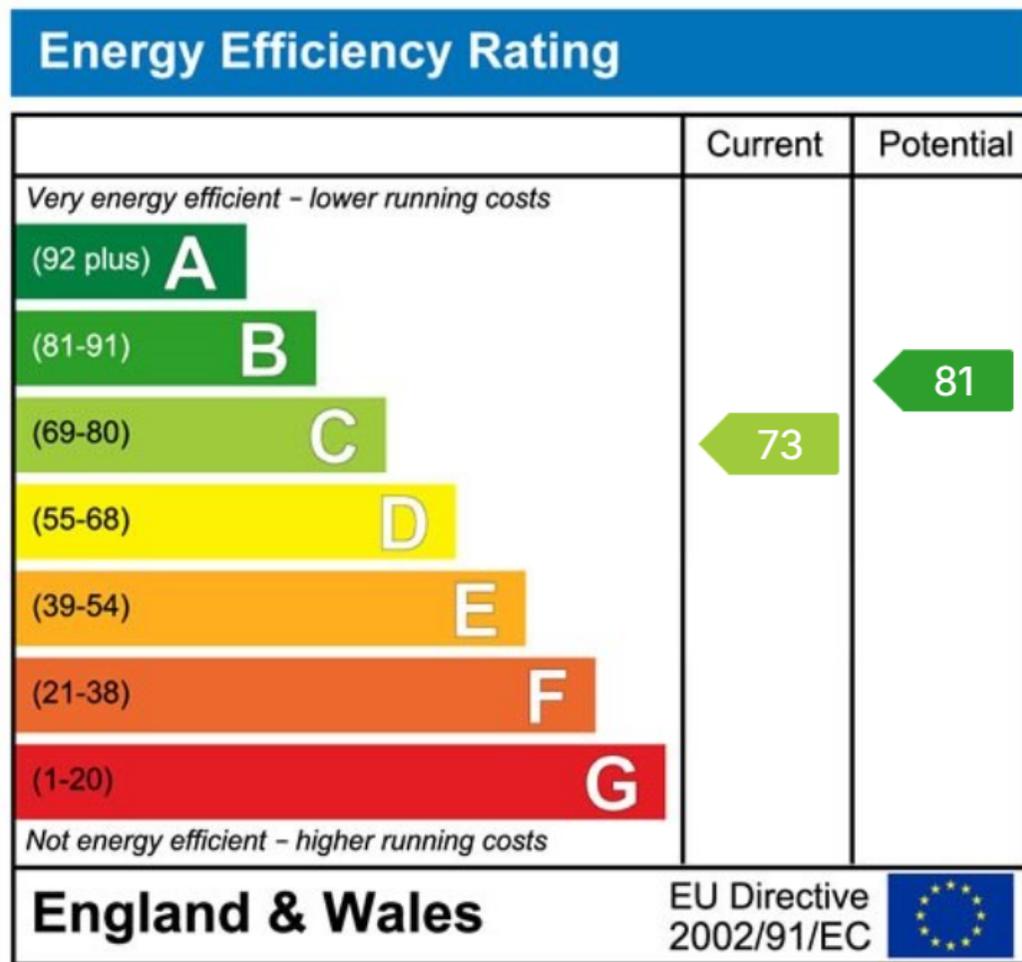
To the front is a substantial gravelled driveway providing plenty of room for several vehicles and a double door leads to the garage/store which would accommodate a motorcycle or very small car. The rear garden is another appealing feature being beautifully landscaped, bursting with a range of colours created by the deep well established flowerbeds and a vegetable patch/ kitchen garden that would please any keen gardener. There is an expanse of lawn allowing plenty of room for children to run and play and the paved patio area enables family and friends to enjoy outdoor dining/entertaining in the summer months. The mature shrubs and trees provide natural boundaries that create a lovely feeling of privacy and seclusion.

The coast at Sidmouth is about 4 miles. Exeter and the M5 are about 13 miles, and Honiton with mainline station Waterloo/Exeter is about 8 miles. Ottery is a popular town with a good range of amenities, a Supermarket, excellent primary and secondary schools, a medical centre, recreational activities, a sports centre and bus services.

In all a lovely home that must be viewed to fully appreciate this charming property and its superb, secluded rural, but not isolated position.

DIRECTIONS What3words///noded.fatherly.prowling.

From Ottery St Mary head Westerly towards Exeter and turn left after the bridge into Strawberry Lane. Pass the cricket and bowls club turning left signed Fluxton and Tipton St John at the crossroads. Continue for about a mile and as you enter Fluxton pass Fluxton Farm on your right and take the next right signed public bridleway and take the first right and follow the gravel drive around to the right where you will enter the private drive of



AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property.

2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use.

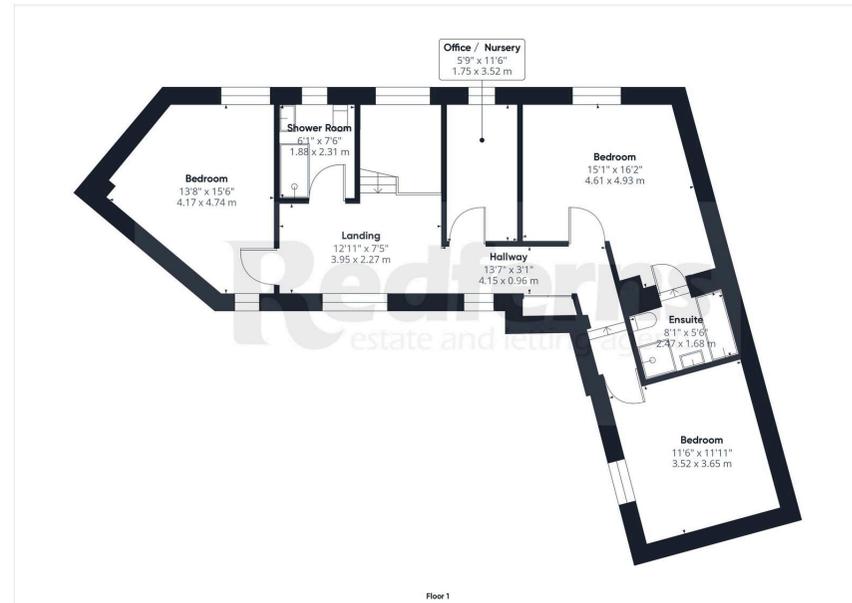
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser.

4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn.

5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

6. Descriptions of a property are inevitably subjective but we endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will be pleased to check or clarify information.

- Beautifully presented individual home
- Well-appointed kitchen/ breakfast room
- Spacious dining/family room utility room and store
- Master bedroom has an ensuite bathroom
- Gas central heating & double glazing
- Reception Hall with cloakroom W.C.
- Sitting room with woodburning stove
- Three large double bedrooms and an office/nursery
- The family shower room fitted with a stylish white suite
- Lovely enclosed large secluded garden and substantial driveway



Ottery St. Mary | 01404 814 306  
 Exeter | 01392 984 511  
 Sidmouth | 01395 512 544

[www.redfernsproperty.co.uk](http://www.redfernsproperty.co.uk) | [sales@redfernsproperty.co.uk](mailto:sales@redfernsproperty.co.uk)

