

Oak Cross House

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Cheriton Bishop, Exeter, EX6 6JL

Exeter (12 miles), Chagford (11 miles), Crediton (7 miles)

An impressive and versatile detached family home with self-contained annexe, generous parking and beautifully landscaped gardens.

- Immaculate 5 bedroom home
- Flexible layout with annex potential
- Highly desirable village
- Parking for 4 cars
- Council Tax Band F
- Suitable for multigenerational living
- No onward chain
- Large rear garden
- EPC Band Level C
- Freehold

Guide Price £625,000

SITUATION

Situated in the sought-after village of Cheriton Bishop, on the north-eastern fringe of Dartmoor National Park, Oak Cross House enjoys an enviable setting amidst some of Devon's most attractive rolling countryside. The village offers a thriving and welcoming community with a well-regarded primary school, village shop and post office, traditional inn and active local clubs and societies, whilst the nearby A30 provides swift access eastwards to Exeter and westwards towards Okehampton and Cornwall.

The surrounding area is renowned for its exceptional natural beauty, offering superb walking, riding and cycling directly from the doorstep, together with easy access to the open expanses of Dartmoor. Exeter, approximately 11 miles to the east, provides an extensive range of cultural, educational and commercial amenities together with mainline rail connections and an international airport, making Oak Cross House ideally placed for both country living and accessibility.







DESCRIPTION

Oak Cross House is an attractive and substantial detached family home offering beautifully presented and versatile accommodation throughout. Built in 2010 of brick and timber frame, the property comprises a spacious kitchen/breakfast room with central island and adjoining dining area, generous living room, utility room and downstairs cloakroom. To the first floor are four well-proportioned bedrooms, including a principal bedroom with ensuite shower room, together with a family bathroom. In addition, the property benefits from a self-contained one-bedroom annexe incorporating an ensuite bedroom and ground floor study/second sitting room, ideally suited to multigenerational living, guest accommodation or home working. The property is efficiently heated via an air source heat pump.

GARDEN

Outside, a paved driveway provides ample parking for several vehicles, whilst to the rear is an enclosed garden laid partly to lawn and partly to patio, creating an excellent space for outdoor entertaining. A substantial summer house with power connected offers further flexibility for leisure or workspace use.

SERVICES

Utilities: Mains electricity and water (metered)
Drainage: Mains
Heating: New Heat Pumps (18 months old), and underfloor heating on the ground floor (controlled by app)
Council: Mid Devon Council Tax Band F
Broadband - EE (80 MB)

DIRECTIONS

what3words///studs.solid.liability



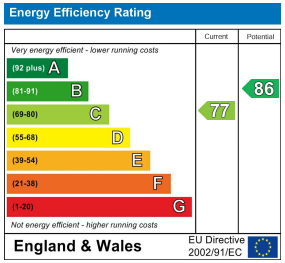




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21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202

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