



Little Down Orchard, Newton Poppleford, EX10 0BQ

Guide Price £575,000

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This exceptional detached residence has been comprehensively enhanced by the present owners and is presented in immaculate order throughout. The property has been extended to the side and rear to now offer flexible and versatile accommodation in addition to attractive south-facing rear gardens, and a garage with ample driveway parking to the front. The property is located towards the head of a popular residential cul de sac and enjoys a pleasant outlook towards the countryside that surrounds the village at the rear. Newton Poppleford offers a range of local amenities to include a renowned primary school, frequent bus service between Sidmouth and Exeter, village shop, public house, and takeaway restaurants. The village is surrounded by beautiful countryside and offers a variety of recreational spaces, and RSPB Aylesbeare Common is located to one corner.

The accommodation briefly comprises a covered tiled porch over a partly glazed composite front door with an obscured glazed panel to the side. The entrance hallway features useful storage cupboards and oak engineered flooring that continues towards the kitchen/dining/family room at the rear of the property. The kitchen/dining/family room is undoubtedly the hub of the home and encompasses modern living to a tee. The kitchen space features an extensive range of gloss fronted base units with a selection of fitted appliances, a pantry store, and a stylish kitchen island and breakfast bar. The family area offers a cosy sitting space to one corner of the room with a dual sided wood burning stove that can also be enjoyed from the living room. The dining area will accommodate a generously sized dining suite and has been thoughtfully positioned in front of glazed bi-folding doors which overlook the rear gardens. The room enjoys a dual aspect with a vaulted ceiling and velux skylights to the rear. The living room is a pleasant reception space with a large picture window overlooking the front and as previously mentioned, a charming wood burning stove.

There is a formal dining room that would also serve well as a fourth/ground floor bedroom. This alternative use is complemented by a ground floor shower room that is connected by an inner hallway. The shower room comprises a walk in shower cubicle, a wash basin with storage below and a low level wc. A large alcove within the inner hallway creates the opportunity for an informal study area or snug. There is a separate utility room offering further cupboard and worksurfaces space with room for additional appliances and additional access to the rear gardens via a partly glazed uPVC door.

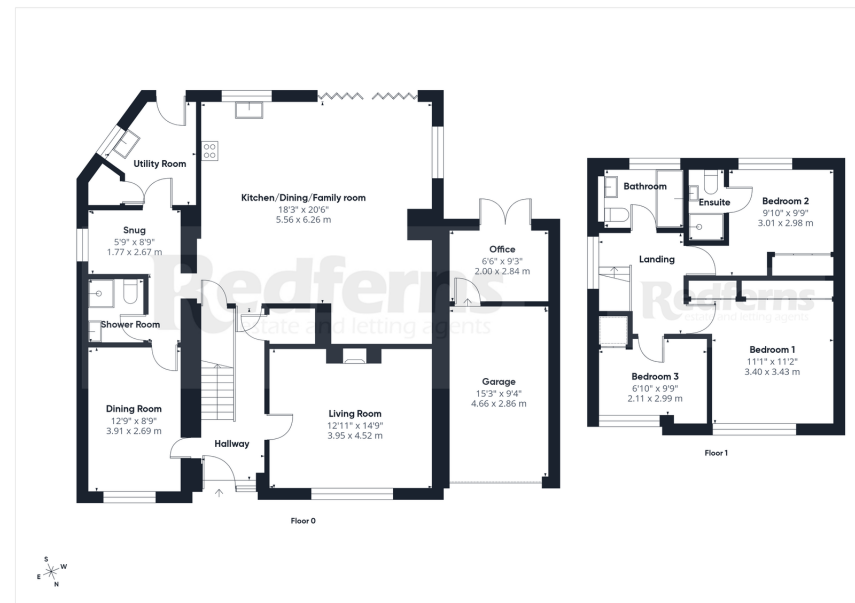
The first floor offers three bedrooms, a family bathroom and an ensuite shower room. Bedroom 1 is a generously sized double bedroom with an extensive range of fitted wardrobes and a large window that overlooks the front with distant views towards Four Elms Hill on the far side of the village. Bedroom 2 is another comfortably sized double room, which also benefits from fitted wardrobes and an ensuite shower room. Bedroom 3 is a large single room which enjoys a similar outlook to bedroom 1 and has a useful storage cupboard. The family bathroom comprises a luxurious modern suite with a panelled bath, wash basin, low level wc and a heated towel rail, all with a fully tiled surround.

The property is approached over a large tarmac driveway, which will comfortably accommodate off road parking for three vehicles. A useful timber store has been discreetly positioned to the north west corner of the plot, and a single garage with an electric roll up door is located to the right hand side of the property. A separate room behind the garage is presently used as an office. This space can be accessed via a door at the rear of the garage or glazed French doors from the rear gardens.





- Covered Porch & Entrance
- Living Room
- Hallway
- Dining Room
- Kitchen/Dining/Family Room
- Ground Floor Shower Room and Separate Utility
- Three First Floor Bedrooms
- Family Bathroom and Ensuite Shower Room
- Delightful South Facing Rear Gardens
- Garage and Driveway Parking
- Energy Rating TBC



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