



East of 
ESTATE AGENTS

East &
West of 

Village Road
Woodbury Salterton £775,000

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Nestled close to the centre of the highly sought after village of Woodbury Salterton, this impressive four-bedroom detached home offers beautifully extended and spacious accommodation, including a stunning open-plan kitchen/living/dining space with vaulted windows, two further reception rooms, and stylish modern interiors throughout. Set behind gated access with ample parking, a newly built detached double garage, and lovely level gardens, this individual property perfectly blends contemporary comfort with an idyllic village location.

Detached Family Home | Located in the highly sought after village of Woodbury Salterton | Gated entrance with detached double garage and off-road parking | Stunning open plan kitchen/living dining room | Utility Room | Large formal sitting room | Family room/snug | Four bedrooms including master ensuite | Lovely level gardens | Beautiful décor throughout

DESCRIPTION

Set behind a gated entrance and located close to the heart of Woodbury Salterton, this beautifully presented four-bedroom detached family home has been thoughtfully extended over the years to create impressive, versatile living spaces and stylish modern comforts throughout.

At the heart of the home is a stunning open-plan kitchen/dining/living area, designed with both everyday living and entertaining in mind. This exceptional space features vaulted ceiling-height windows that flood the room with natural light and offer wonderful views across the gardens. Double sliding doors open seamlessly to the outside, while a wood-burning stove adds warmth and character. The contemporary kitchen includes modern units, well-placed feature lighting, and direct access to a separate utility room.

The property offers excellent reception space, including a large sitting room converted from the former garage and an additional family room, both beautifully decorated and ideal for flexible use. A downstairs cloakroom completes the ground floor.



Upstairs, there are four bedrooms, including a generous master bedroom with ensuite, along with a newly fitted modern family bathroom. All rooms are tastefully finished, reflecting the property's high standard of presentation.

Outside, the home enjoys a perfectly sized, level garden, offering plenty of space for outdoor dining, play and relaxation. A newly built detached double garage provides superb storage or workshop potential, while the expansive driveway offers ample parking for several vehicles. Combining contemporary living with a village setting, this individual home delivers a rare opportunity to secure spacious, high-quality accommodation in this sought-after location. Perfect for families or those seeking a well-designed home with excellent amenities on the doorstep.

LOCATION

Woodbury Salterton is a charming and welcoming East Devon village, offering a peaceful rural setting while remaining well connected to nearby towns and amenities. At its heart stands a traditional village church, providing a focal point for local community life. Families benefit from the well-regarded Woodbury Salterton Church of England Primary School, a small and friendly village school just a short walk from most homes.

The village also enjoys a popular local pub, The Diggers Rest, known for its warm atmosphere, quality food, and characterful, historic surroundings-an ideal spot for meeting friends or enjoying a relaxed meal.

Surrounded by beautiful countryside, Woodbury Salterton offers excellent walking and outdoor opportunities, with convenient access to Woodbury, Exeter, and the wider East Devon area. It's a wonderfully balanced location-quiet, picturesque, and community-oriented, yet close to everything you need.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: F

Council: East Devon District Council

Parking: Double Garage and ample parking

Garden: Front and Rear Gardens

Electricity: Mains

Gas: Mains – Gas Central heating

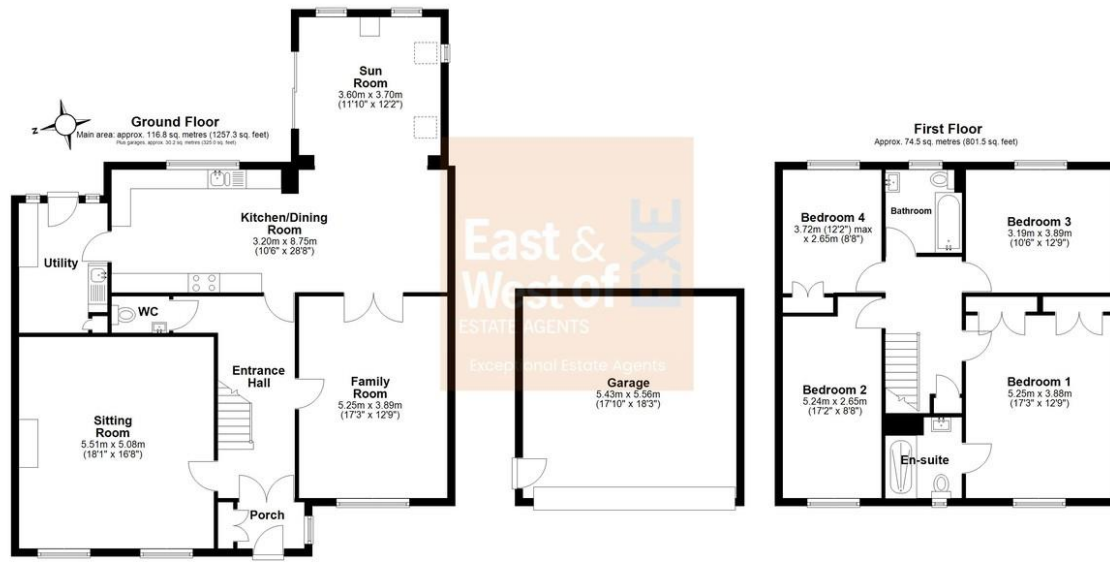
Water supply: Mains

Sewerage: Mains

Broadband: Fibre To The Cabinet with up to 76mbps download and up to 15 mbps upload.

Mobile Signal: Several networks currently showing as available at the property including EE and O2.





Main area: Approx. 191.3 sq. metres (2058.7 sq. feet)
Plus garages: approx. 30.2 sq. metres (325.0 sq. feet)



Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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