



**Tower Cross Honiton**  
Honiton

Guide Price  
**£700,000**

## Situation

Copper Beeches enjoys a wonderful position on the edge of the highly regarded village of Offwell, surrounded by beautiful East Devon countryside yet conveniently located just a short drive from the thriving market town of Honiton. The village itself offers a strong sense of community, with a primary school, village hall and historic parish church, while the surrounding landscape provides endless opportunities for walking, cycling and riding through some of Devon's most attractive countryside.

The nearby East Devon National Landscape and Blackdown Hills offer miles of footpaths and bridleways to explore, whilst the Jurassic Coast, with its dramatic coastline and picturesque seaside towns, is also within easy reach. Honiton provides an excellent range of everyday amenities, independent shops, cafés, supermarkets, leisure facilities and a mainline railway station with services to London Waterloo, making this an ideal location for those seeking a rural lifestyle without compromising on connectivity.

## Description

Beautifully presented throughout, Copper Beeches is an impressive detached family home offering spacious and versatile accommodation, wonderful mature gardens and a peaceful semi-rural setting. The property has been thoughtfully maintained and updated, creating a home that is perfectly suited to modern family life whilst enjoying a strong connection to its stunning surroundings.

The beautifully landscaped gardens are a particular highlight, providing a wonderful backdrop to the house and creating a sense of privacy and tranquillity rarely found so close to town. Combined with generous parking, a double garage and a versatile detached summer house, Copper Beeches offers an enviable lifestyle in one of East Devon's most desirable locations.

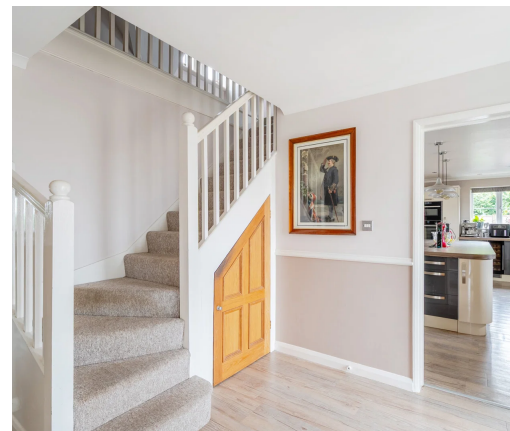


## Accommodation

A welcoming entrance hall sets the tone for the accommodation, leading through to the light-filled triple-aspect sitting room where a wood-burning stove provides a cosy focal point. French doors open directly onto the gardens, allowing the outdoor space to become a natural extension of the home during the warmer months.

At the heart of the property is the spacious kitchen/breakfast room, fitted with a range of modern units, integrated appliances and a central island, creating an ideal space for everyday family living and entertaining. A separate dining room offers further flexibility for formal occasions, while a utility room and cloakroom add practicality.

On the first floor are four well-proportioned bedrooms. The principal bedroom enjoys views over the gardens and benefits from extensive built-in storage and a stylishly refitted en-suite bathroom with both bath and separate shower. The remaining bedrooms are served by a contemporary family bathroom, providing comfortable accommodation for family members and guests alike.



## Outside Space

Approached via wooden double gates, Copper Beeches enjoys a generous driveway providing ample parking alongside a substantial double garage with power and light.

The gardens wrap around the property and are undoubtedly one of its defining features. Predominantly laid to lawn and beautifully landscaped, they provide a wonderful setting for outdoor entertaining, family activities and keen gardeners alike. Mature planting, a charming water feature, productive vegetable garden and attractive patio areas combine to create a series of inviting outdoor spaces that can be enjoyed throughout the seasons.

A detached timber summer house, complete with its own shower room, offers excellent versatility and could serve as a home office, studio, gym or hobby room, making it an invaluable addition to this already impressive home.

## Services

Mains electricity and water. Private drainage. LPG central heating. Good mobile signal with all major networks. Standard broadband available (Ofcom, 2025).

