



East of 
ESTATE AGENTS

East &
West of 

Old Ebford Lane
Ebford OIEO £800,000

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A beautifully presented four-bedroom detached upside-down home in the sought-after village of Ebford. Featuring spacious open-plan living, a contemporary kitchen with breakfast bar, principal bedroom with en-suite, family bathroom and additional shower room. Outside offers a driveway, garage, landscaped rear garden with raised patio, all within easy reach of Topsham, Exeter and the River Exe Estuary.

Detached House | Four bedrooms | Open Plan Living/Dining room | Principal Bedroom with Ensuite | Rear Garden | Double Garage | Kitchen | Family Bathroom |

DESCRIPTION

A striking and beautifully presented four-bedroom detached home, offering contemporary accommodation arranged over two floors in an impressive upside-down design. Thoughtfully designed to maximise both space and natural light, this exceptional property combines stylish interiors with a wonderful outlook over the beautifully landscaped rear gardens.

Approached via a generous driveway providing off-road parking & a double garage, the property welcomes you into a spacious entrance hallway, creating an immediate sense of space and flow. The ground floor offers four well-proportioned bedrooms, including a superb principal bedroom complete with a modern en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, making this an ideal home for families and those seeking flexible accommodation.

Ascending to the first floor, the heart of the home is revealed in the impressive open-plan living and dining room. Flooded with natural light, this generous space provides the perfect setting for both everyday living and entertaining, while enjoying delightful views across the rear garden. Positioned just off the living area is the contemporary fitted kitchen, thoughtfully designed with a range of integrated appliances, ample worktop space and a breakfast bar, creating a sociable hub for family life. The first floor also benefits from a modern shower room, providing additional convenience, before leading through to a versatile snug, ideal as a second sitting room, home office or reading room.



The outdoor space is equally impressive. From the kitchen you open onto a raised patio terrace, providing the perfect spot for al fresco dining or enjoying a morning coffee while overlooking the garden. Steps lead down to the beautifully maintained rear garden, offering an abundance of space for keen gardeners to enjoy, or simply to relax. A charming summerhouse provides a wonderful retreat, ideal for entertaining, hobbies or unwinding at the end of the day.

LOCATION

Situated in the sought-after village of Ebford, Old Ebford Lane enjoys a peaceful semi-rural setting whilst remaining within easy reach of excellent local amenities and transport links. Surrounded by attractive countryside and just moments from the picturesque River Exe Estuary, the area offers an enviable lifestyle with scenic walking and cycling routes right on the doorstep.

The nearby estuary town of Topsham, renowned for its independent shops, cafés, restaurants and historic quayside, is just a short drive away. The cathedral city of Exeter is also within easy reach, providing an extensive range of shopping, dining, leisure and cultural facilities.

Ebford is well placed for commuters, with convenient access to the M5 motorway, A376 and nearby rail links, while a selection of highly regarded schools can be found in the surrounding area. Combining the tranquillity of village life with excellent connectivity, Ebford remains one of East Devon's most desirable residential locations.

AGENT NOTES

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

Tenure: Freehold

Council Tax Band: F

Council: East Devon County Council

Parking: Driveway & Garage

Garden: Enclosed rear garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water supply: Mains

Sewerage: Public

Broadband: Full Fibre Broadband available with up to 1600mbps download and 115 mbps upload.

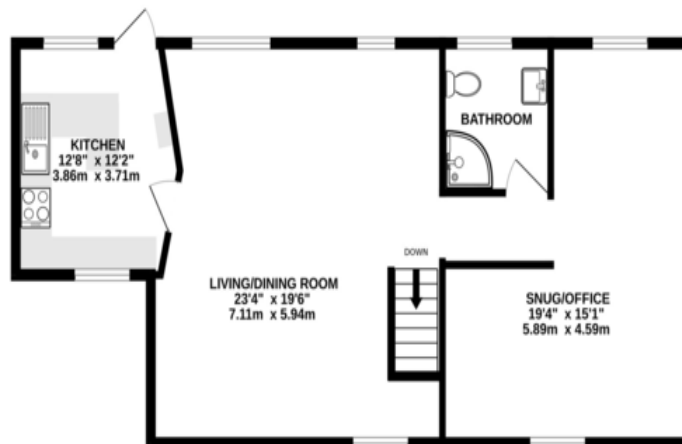
Mobile Signal: Several networks currently showing as available at the property including EE & Vodafone



GROUND FLOOR
821 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 1538 sq.ft. (142.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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