Chelsea House

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Broadhembury, Honiton, EX14 3LW

What3words: ///guard.runs.triangles

Situated in a delightful setting surrounded by countryside and benefitting from driveway, garage and south facing rear garden.

- Detached Family Home
- South Facing Garden
- Driveway Parking
- Village Location
- EPC D
- Principle Bedroom En-suite
- Garage
- Surrounded By Countryside
- Freehold
- Council Tax Band G

Offers In Excess Of £750,000

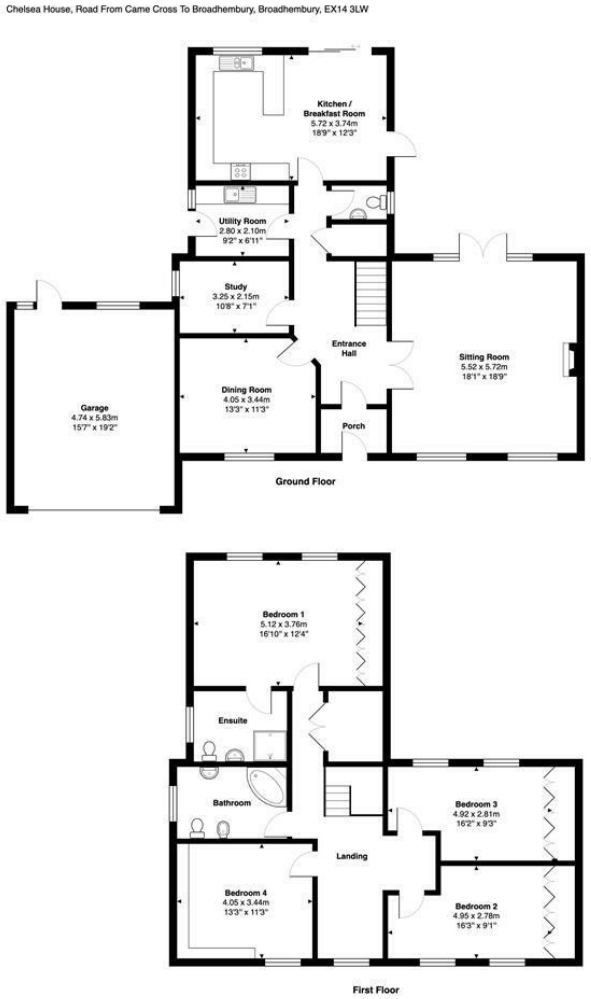
A well-proportioned 4 bedroom detached property located in the sought-after village of Broadhembury, offering a primary school, pub, church, and village hall. Honiton is around 4 miles away and provides a wide range of day-to-day amenities, supermarkets, and a mainline railway station with services to London Waterloo. The A30 is easily reached, giving good access to Exeter, the M5, and the wider road network. The surrounding area falls within the Blackdown Hills Area of Outstanding Natural Beauty, offering excellent walking and outdoor opportunities.

The accommodation is both spacious and well laid out, making it ideal for modern family living. On the ground floor, a welcoming hallway provides access to a bright sitting room featuring an open fireplace and French doors leading to the garden. There is a separate dining room and a generously sized study, perfectly suited for home working. The kitchen/breakfast room is thoughtfully designed with a practical layout, tiled flooring, and marble worktops. It benefits from sliding patio doors, a range of wall and base units, and integrated appliances. An adjoining utility room and a downstairs W.C. add further convenience. Upstairs, there are four bedrooms. The principal bedroom enjoys the benefit of its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. All rooms enjoy pleasant views over the gardens or the surrounding village setting.

Outside, the property is complemented by well-maintained gardens featuring level lawns, mature trees, and established shrubs, creating a private and attractive setting. The rear garden backs directly onto open fields, providing a peaceful and rural outlook. At one side of the property is a vegetable patch and greenhouse and there is also an additional patio area, complete with pergola and seating, offering an ideal space for outdoor dining and entertaining. To the front of the property, there is a covered porch, an area of lawn, and a private driveway offering parking for several vehicles. This then leads to a garage with electric doors and door out into the rear garden.

Mains water, electricity and drainage. Oil central heating. Standard and Superfast broadband (up to 49 Mpbs). EE, Three, O2 and Vodafone mobile networks available inside and outside (Ofcom).

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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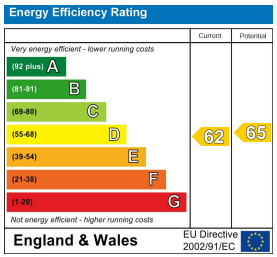

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