



Cherwell House, Feniton, Honiton, EX14 3BE

£675,000

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Cherwell House is a beautifully appointed and spacious detached home that effortlessly combines charming character features with high-quality modern finishes. Tucked away in a peaceful and secluded position, the property enjoys a desirable setting close to the heart of the sought-after Feniton Old Village.

Feniton Old Village offers a wonderful sense of community and includes a church, bowls club and a mobile Post Office that visits the village hall twice a week. Approximately half a mile away, the newer part of the village provides a wider range of amenities, including a convenience store, a highly regarded primary school and a mainline railway station on the London Waterloo line. The village also enjoys excellent road links, with the A30 dual carriageway just over a mile away, providing convenient access to the M5 approximately 11 miles distant.

The spacious and versatile accommodation begins with an inviting entrance lobby featuring bespoke timber arched entrance doors and provides an ideal space for coats and shoes. The impressive lounge/dining room is a generous living space, with a contemporary inset wood-burning stove creating a warm and welcoming focal point. The dining area comfortably accommodates a large family dining table, making it ideal for entertaining.

The kitchen/breakfast room has been fitted with an attractive range of wooden wall and base units, complemented by quality work surfaces, a traditional Belfast sink and tiled splashbacks. A breakfast bar provides additional seating, while integrated appliances include an impressive AGA range cooker. French doors lead into the substantial conservatory, a superb additional reception space offering both lounge and dining areas with delightful views over the rear garden.

Also on the ground floor is a modern bathroom/WC, together with a study/home office and a versatile playroom that could equally serve as a fourth double bedroom, making the property ideal for multi-generational living or those working from home.

On the first floor are three generous double bedrooms. The dual-aspect principal bedroom benefits from a walk-in wardrobe and a stylish en-suite shower room, recently refitted to a high standard. The remaining two bedrooms are both spacious doubles with built-in wardrobes, while the family bathroom is well appointed with both a bath and a separate shower enclosure.

Outside, the property is approached via a private driveway providing ample off-road parking and access to the double garage, which benefits from an electric up-and-over door, power and lighting. A pathway leads to the side entrance door and also the utility room which provides space for a washing machine and tumble dryer.

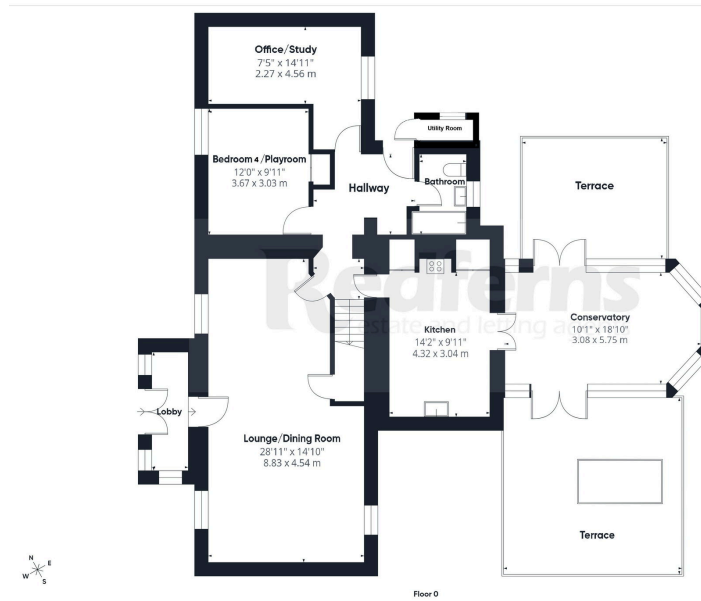
The rear garden enjoys an excellent degree of privacy and sunshine and is predominantly laid to lawn, enclosed by mature trees, shrubs and hedging. A raised composite deck provides a superb space for outdoor dining and entertaining, complete with an attractive inset fish pond and direct access to the conservatory from both sides. Additional features include an outside tap, side access to the garage, and a generous vegetable garden with a timber storage shed.

This exceptional home offers an ideal combination of character, space and modern convenience in a desirable village location, making it a perfect choice for growing families or those seeking a peaceful lifestyle within easy reach of excellent transport links.





- A charming and spacious detached house
- Beautifully renovated and presented
- Three spacious double bedrooms
- Wonderful private and sunny lawned rear garden with decked terrace and vegetable garden
- Picturesque location
- Kitchen/breakfast room with AGA
- UPVC double glazed, oil fired central heating
- Double garage with electric door, power and lighting.



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