



12 Clarke Close, Uffculme, Cullompton, Devon, EX15 3XX
Asking Price £500,000


FRANCIS LOUIS
Residential

A substantial and beautifully presented four-bedroom detached family home, offering approximately 1,664 sq ft of versatile accommodation, generous parking, multiple reception spaces and excellent outbuildings, all within the highly regarded Uffculme School catchment area.

The property benefits from a large driveway with parking for approximately three vehicles, together with an attached garage with electricity, providing useful parking, storage or workshop space.

Internally, the ground floor has been thoughtfully arranged for modern family living. A large separate living room provides a comfortable space to relax, while the impressive kitchen/dining room forms the heart of the home, offering generous space for cooking, dining and entertaining. This is complemented by a separate utility/laundry room and downstairs WC.

An additional extended reception room offers excellent versatility as a formal dining room, playroom or family room, with French doors opening directly onto the patio and garden, creating a seamless connection with the outside.

Upstairs are four well-proportioned bedrooms, all aside on with built-in storage. The particularly spacious principal bedroom benefits from its own en-suite, while two further bathrooms provide excellent practicality for the remaining bedrooms. There is also a separate office, ideal for home working or potentially an additional single bedroom.

The rear garden provides an excellent setting for family life and entertaining, with patio and decked areas for outdoor dining and seating. A standout feature is the summer house/outbuilding with electricity, ideal as a home office, studio, games room or entertaining space, alongside additional shed/storage facilities.

Situated within the popular village of Uffculme, the property enjoys convenient access to local amenities and is particularly well placed for the renowned Uffculme School. Excellent road connections also provide easy access towards Exeter..



Inside the Property

The interior of this impressive family home has been thoughtfully arranged to provide an exceptional balance of generous proportions, flexible living spaces and everyday practicality, with accommodation perfectly suited to both modern family life and entertaining.

Upon entering, a welcoming hallway provides access to the principal ground-floor rooms. To the front of the property is the substantial separate living room, an elegant and comfortable reception space with excellent proportions, allowing plenty of room for a full range of furnishings while providing a more peaceful setting away from the main family areas.

At the heart of the home is the impressive kitchen and dining room, creating a wonderfully sociable space for cooking, dining and entertaining. The generous layout provides extensive room for preparation and storage alongside a central island, while the scale of the room allows for a substantial dining area. This space flows naturally into the extended additional reception room, offering excellent versatility as a formal dining room, family room or children's playroom. French doors open directly onto the patio and garden, introducing an abundance of natural light and creating a seamless transition between indoor and outdoor living.

Practicality has been equally well considered, with a separate utility/laundry room, convenient ground-floor WC and access to the attached garage, which benefits from electricity and provides valuable additional storage or workspace.

The first floor continues to impress with four well-proportioned bedrooms, all aside one benefiting built-in storage. The principal bedroom is particularly generous, creating a superb private retreat complete with its own en-suite bathroom.

The remaining bedrooms are exceptionally well served by two further bathrooms, providing a level of convenience particularly suited to larger or growing families. In addition, there is a dedicated office, creating an ideal environment for home working but equally offering the flexibility to be utilised as an additional single bedroom, nursery or dressing room if desired.

Overall, the interior offers a particularly spacious and adaptable family layout, combining multiple reception areas, excellent bedroom accommodation, extensive storage and practical ancillary spaces to create a home capable of evolving effortlessly with the needs of its next owners.

Outside & Location

Externally, the property continues to impress, offering an excellent combination of generous parking, versatile garden space and useful



outbuildings, while occupying an attractive position at the end of a quiet cul-de-sac, creating a peaceful setting with minimal passing traffic.

The property is approached via a substantial private driveway providing off-road parking for approximately three vehicles, alongside access to the attached garage. The garage benefits from electricity and provides valuable additional, storage, hobbies or workshop use.

To the rear is a generous enclosed garden, thoughtfully arranged to provide distinct areas for relaxing, entertaining and family use. Immediately adjoining the house is a patio area, creating a natural extension of the internal accommodation and an ideal setting for outdoor dining and summer entertaining. An additional decked area provides further space for seating and relaxation.

A particular highlight is the detached summer house/outbuilding, which benefits from electricity and offers excellent versatility as a home office, studio, games room, hobby space or garden retreat. Further shed and storage space provides useful room for bicycles, gardening equipment and outdoor belongings.

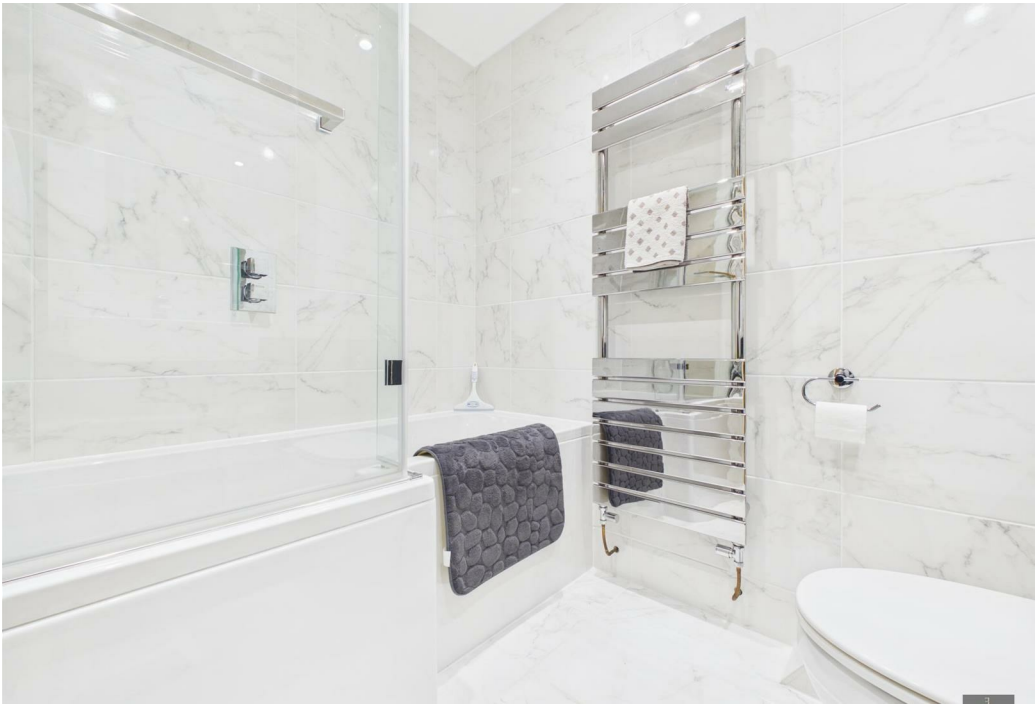
Situated within Clarke Close in the popular Mid Devon village of Uffculme, the property's end-of-cul-de-sac position enhances its family appeal, offering a quieter and more private residential setting.

Uffculme is particularly sought after for its strong community atmosphere and excellent educational facilities, with the property falling within the catchment area for the highly regarded Uffculme School. The village offers useful everyday amenities alongside attractive surrounding countryside and excellent opportunities for walking and outdoor recreation.

For commuters, the location is well connected, with convenient road links towards Tiverton, Cullompton, Exeter and the M5, providing straightforward access across Devon and beyond.

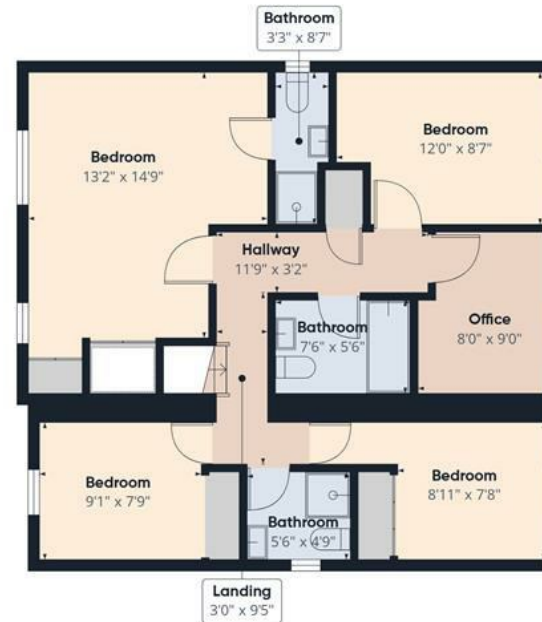
Combining a quiet cul-de-sac position, generous driveway, enclosed garden, powered summer house and highly regarded village location, the property offers an exceptional setting for modern family living.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1664 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

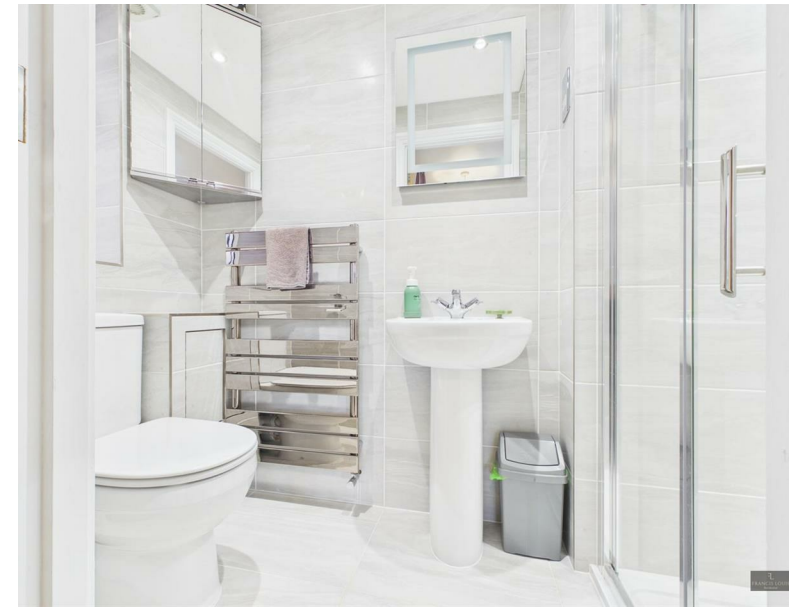
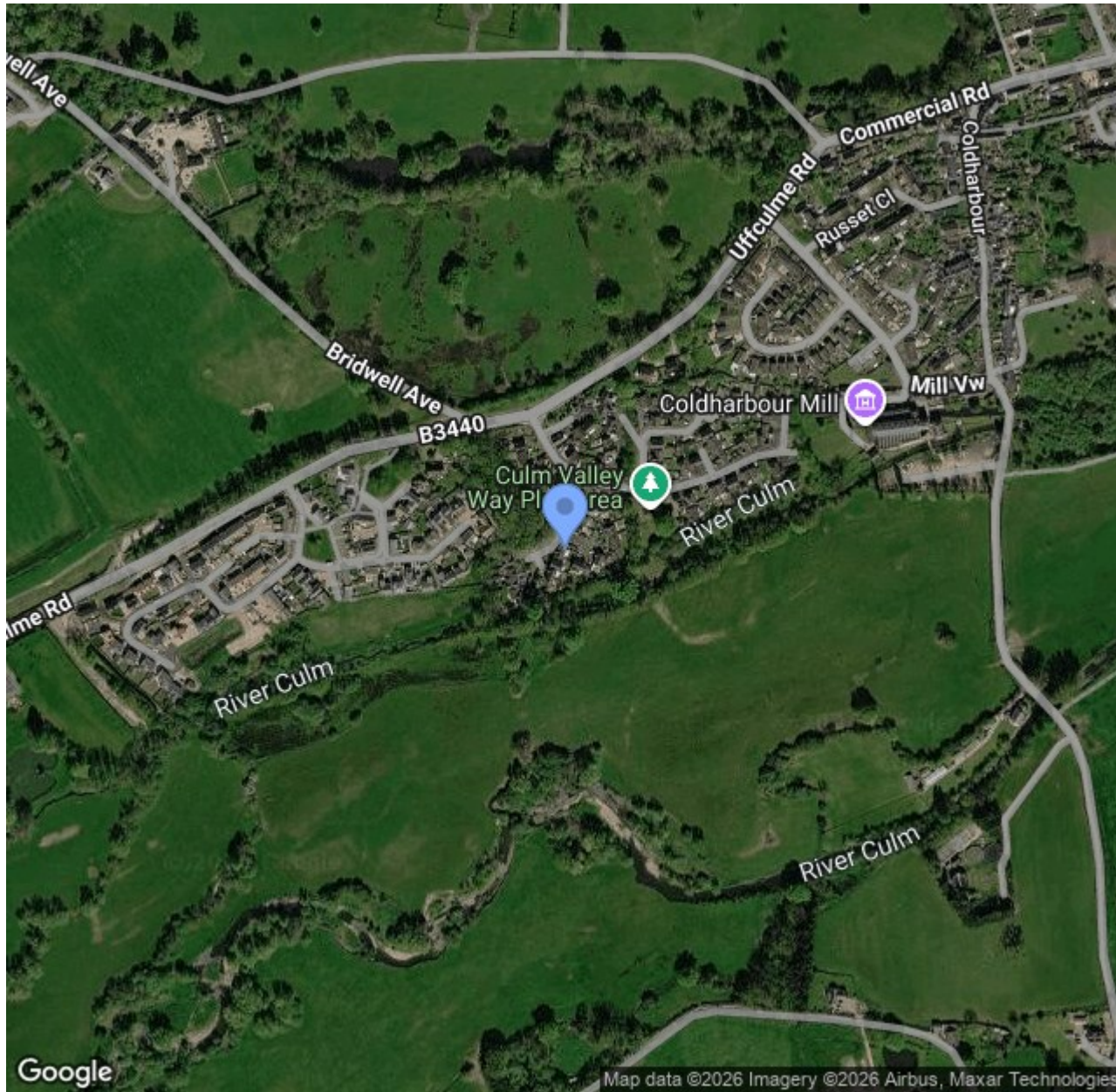
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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- Substantial four-bedroom detached family home
- Desirable end-of-cul-de-sac position with minimal passing traffic
- Four well-proportioned bedrooms, all benefiting from built-in storage
- Generous principal bedroom with private en-suite
- Impressive kitchen/dining room with separate utility/laundry room
- Multiple reception spaces, including large living room and extended family/playroom
- Dedicated home office with potential as an additional single bedroom
- Three bathrooms plus a downstairs WC, ideal for family living
- Large driveway for approximately three vehicles plus attached garage with electricity
- Generous rear garden with patio, decking and powered summer house/outbuilding, within the sought-after Uffculme School catchment





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