

SIMPLY GREEN

Reynell Road, Ogwell, Newton Abbot, TQ12 6YA

Newton Abbot

Bedrooms: 2 Bathrooms: 1 Receptions: 1

Set on a generous plot with excellent potential to extend (subject to the necessary consents), this well-presented two-bedroom home offers both space and versatility. The accommodation comprises a fitted kitchen, a bright and spacious lounge/diner, a useful ground floor storage cupboard, two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a neatly maintained front garden and a substantial car port to the side, providing ample off-road parking. The rear garden is arranged over three tiers, creating a fantastic space for entertaining, relaxing or further landscaping. Ideally located, the property is within easy reach of local amenities, scenic rural walks and highly regarded schools, making it an excellent choice for a range of buyers.

Location

Situated in the highly desirable village of Ogwell, on the outskirts of Newton Abbot, Reynell Road offers an attractive blend of rural tranquillity and everyday convenience. This well-regarded residential area is particularly popular with families and professionals alike, thanks to its peaceful setting and excellent local amenities.

Ogwell itself benefits from a welcoming village atmosphere, with a selection of local shops, community facilities and a popular primary school within easy reach. For a wider range of amenities, Newton Abbot town centre is just a short drive away, offering an extensive choice of supermarkets, independent retailers, cafés, restaurants and mainline rail links providing direct access to Exeter and beyond.

The area is well served by highly regarded schools, including Canada Hill Community Primary School, located nearby, along with a choice of secondary schools such as Newton Abbot College and Coombeshead Academy, making it an ideal location for families. For those who enjoy the outdoors, the surrounding area provides an abundance of scenic countryside walks and leisure opportunities. Residents can take advantage of nearby green spaces and walking routes, with easy access to Stover Country Park and the stunning landscapes of Dartmoor National Park, perfect for walking, cycling and family days out.



Ground Floor Accommodation

The ground floor comprises of a hallway leading to all principles rooms. The property features a modernised kitchen, finished in neutral tones, where gloss cream cabinetry is complemented by dark wood laminate square-edged worktops. The kitchen offers ample storage space and room for a freestanding fridge/freezer and washing machine, alongside integrated appliances including an electric oven, gas hob, and overhead extractor fan.

The lounge/diner is a generously sized and well-proportioned room, enhanced by a feature wall suitable for wall-mounted media. A large sliding patio door provides an abundance of natural light while offering attractive views over the woodland to the rear of the property. The space is thoughtfully arranged to accommodate both living and dining areas comfortably. Additionally, there is a convenient under-stairs storage area within this room.

First Floor Accommodation

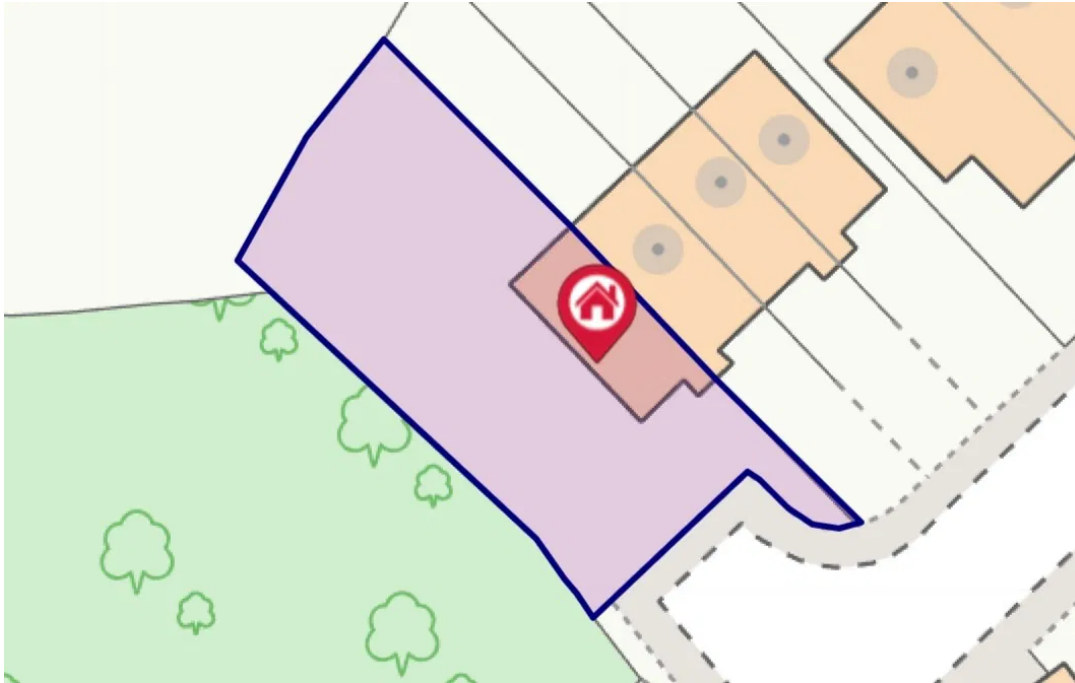
Upstairs comprises two well-proportioned bedrooms. The front bedroom benefits from built-in over-stairs storage cupboards, providing practical hanging space. The rear bedroom enjoys pleasant woodland views and comfortably accommodates a double bed while still offering generous floor space.

The family bathroom is conveniently positioned between the two rooms and is fitted with an L-shaped bath with shower over, a WC, and a wash basin. A glazed window allows for an abundance of natural light, enhancing the bright and airy feel of the space.

External Features

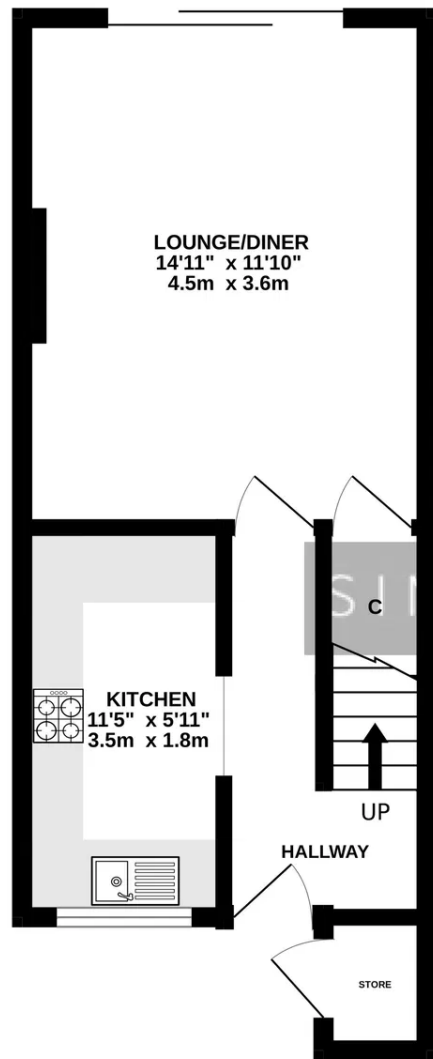
To the front of the property, there is a neatly maintained garden that creates an attractive first impression, along with convenient access to the side carport. The carport offers generous space for up to four vehicles and presents excellent potential for extension or further development, subject to the necessary planning permissions.

To the rear, the property boasts a generously sized, tiered garden, thoughtfully arranged to provide versatile outdoor space. This setting is ideal for entertaining guests, outdoor dining, or simply relaxing while enjoying the pleasant surrounding views.

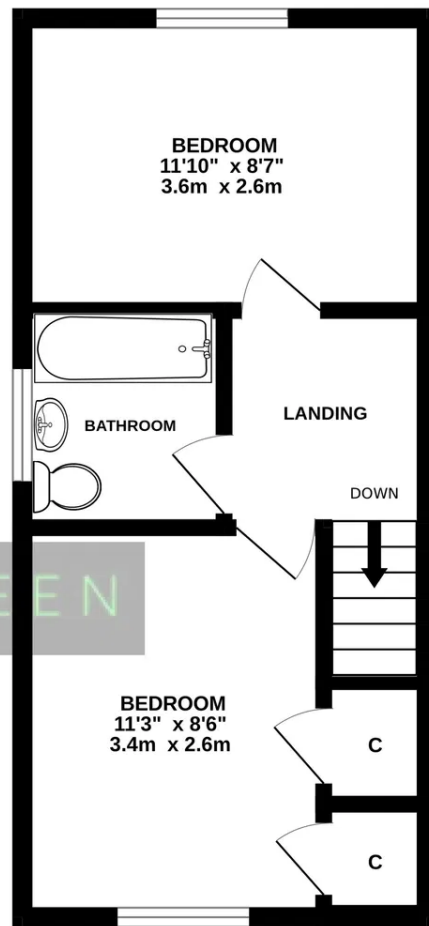




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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