



£795,000

Endeavour, Village Road, Woodbury Salterton, Exeter, Devon, EX5 1PR





**A beautifully presented, spacious and well-appointed detached home offering modern open-plan living in a highly regarded village setting.**

- **Open-plan kitchen / dining / sun room with doors to the rear garden**
- **Modern kitchen with central island and integrated appliances**
- **Separate utility room**
- **Sitting room**
- **Family room with wood burner**
- **Ground floor cloakroom**
- **4 Double bedrooms - principal bedroom with en-suite**
- **Family bathroom with free-standing bath and separate shower**
- **Gas central heating & Double glazing**
- **Enclosed level lawned rear garden**
- **Private gated driveway providing parking for 4–5 vehicles**
- **Single garage with remote door**

**DESCRIPTION:** This detached family home has been extended and improved by the current vendors to provide an immaculately presented home in the sought-after village of Woodbury Salterton. The ground floor is finished with stone or solid wood flooring throughout for ease of maintenance. A welcoming entrance hall with a stylish wooden staircase and glass panels leads to a sitting room with feature gas fire and a separate family room with woodburner. The highlight of the property is the impressive open-plan kitchen / dining / sun room - a bright and sociable space with central island and both sliding and bi-fold doors opening onto the rear garden. Glazed doors allow the dining area to link with the sitting room, creating a larger entertaining space when required. A utility room and modern cloakroom complete the ground floor. Upstairs are four generous double bedrooms, three with built-in wardrobes, including a principal bedroom with fitted wardrobes and contemporary en-suite. A stylish family bathroom serves the remaining rooms. Outside, a private five-bar gate opens onto a brick-paved driveway providing parking for 4–5 vehicles, in addition to a single garage. The level rear garden is mainly laid to lawn with stocked borders, patio and decked seating area.

**LOCATION:** Woodbury Salterton is a highly regarded East Devon village offering a peaceful rural setting while remaining conveniently close to a range of amenities. At the heart of the village is a well-supported primary school and the popular The Digger's Rest, a traditional village pub serving food and local ales. The village lies close to Woodbury Common, which provides extensive open heathland ideal for walking, cycling and riding. Nearby Woodbury Park Hotel and Golf Club offers an 18-hole championship golf course, leisure facilities and spa, adding to the area's appeal. The larger village of Woodbury is just a short drive away and provides a wider range of day-to-day amenities including shops, a post office and additional eateries. The location also benefits from easy access to the Cathedral City of Exeter and the Jurassic Coast, making Woodbury Salterton an attractive choice for those seeking village living with excellent connectivity.

**The accommodation comprises (all measurements are approximate):-**

#### **GROUND FLOOR**

Composite entrance door with double glazed side panels leading to the...

**ENTRANCE LOBBY.** Double glazed windows to the side. Fitted cupboard. Radiator. Stone tiled floor. Glazed double doors lead through to the...

**ENTRANCE HALLWAY.** Continuing cut stone flooring. Coved ceiling. Downlighters. Radiator. Open glass stairs to the first floor. Doors lead off to...

**CLOAKROOM 5' 7" (1.70m) x 3' (0.91m):** White suite with low level WC. Wash hand basin with mixer tap with cupboard under. Walls in half height tiled surround. Tiled floor. Radiator. Coved ceiling. Downlighter. Extractor fan.

**STORE ROOM / LARDER.** Fitted shelving, power and light.

**SITTING ROOM** 18' (5.49m) x 11' 3" (3.43m): Double glazed window to front. Glazed door leading back to hallway. Solid wood flooring. Coved ceiling. Radiator. Fitted low level shelving with storage beneath. Gasco gas remote controlled fire. Split-fold glass doors lead through to the...

**OPEN PLAN KITCHEN / DINING / SUN ROOM:**

**DINING ROOM** 11' 10" (3.61m) x 11' 3" (3.43m): Cut stone flooring. Coved ceiling. Radiator. Opening through to the kitchen and to the family room.

**SUN ROOM** 11' 3" (3.43m) x 11' (3.35m): Double glazed windows to either side. Split bi-fold double glazed doors to the rear, including double glazed windows into the apex. Three double glazed Velux windows. Matching stone flooring continuing from dining room. Double sided gas remote controlled fireplace, with glass either side so can be enjoyed from both the family room and kitchen.

**KITCHEN** 17' 3" (5.26m) x 15' 8" (4.78m): A good sized room with double glazed sliding patio doors leading out onto the rear garden. Three double glazed Velux windows. Central island unit with a solid stone worktop with under-counter twin stainless steel sinks with mixer tap. Cupboards and drawers under and space for bar stools. Further solid wood worktop surfaces with matching upstands. Inset five ring gas hob with a glass and stainless steel cooker hood above with under lighting. The kitchen has ample storage and has an integrated fridge, dishwasher, double Neff ovens and a built-in microwave. Slide-out bin unit. Continued stone flooring. Coved ceiling. Downlighters. Opening through to...

**UTILITY** 12' 2" (3.71m) x 5' 4" (1.63m): Good size room with a solid granite worktop surface with under-counter one and a half bowl stainless steel sink with grooved drainer and mixer tap. Cupboards under. Space for washing machine. Space for American style fridge freezer. Two double glazed Velux windows to side. Stone flooring. Radiator. Stable door leading to the outside.

**FAMILY ROOM** 15' 7" (4.75m) x 13' 5" (4.09m): Double glazed window to front. Coved ceiling. Solid wood flooring. Cast iron woodburner on a brick hearth. Radiator. Recess for wood storage with a brick base.

**FIRST FLOOR**

**LANDING.** Downlighters. Hatch to roof. Radiator. Built-in airing cupboard housing a factory lagged copper cylinder and shelving. Doors lead off to...

**BEDROOM 1** 16' 1" (4.90m) x 11' 3" (3.43m): Double glazed window to front. Built-in double wardrobe. Coved ceiling. Downlighters. Radiator.

**EN-SUITE SHOWER ROOM** 7' 4" (2.24m) x 6' 5" (1.96m): Modern white suite comprising a double walk-in shower cubicle in full tiled surround with twin-headed shower and glass screen. Low level WC. Wall hung wash hand basin with mixer tap with cupboards under. Walls in full tiled surround. Back-lit LED vanity mirror. Runged radiator. Opaque double glazed window to front. Extractor fan.

**BEDROOM 2** 18' (5.49m) x 9' 7" (2.92m): Double glazed window to front. Coved ceiling. Downlighters. Radiator.

**BEDROOM 3** 11' 10" (3.61m) x 11' 3" (3.43m): Double glazed window to the rear. Built-in double wardrobe. Coved ceiling. Downlighters. Radiator.

**BEDROOM 4** 11' 10" (3.61m) x 9' 7" (2.92m): Double glazed window to rear. Built-in double wardrobe. Coved ceiling. Downlighters. Radiator.

**FAMILY BATHROOM** 8' 5" (2.57m) x 6' (1.83m): Modern white suite comprising a free-standing bath with central mixer tap. Wall hung wash hand basin with mixer tap with cupboard under. Enclosed flush low level WC. Corner shower cubicle with twin-headed shower. Walls in full tiled surround. Stone shelving. Opaque double glazed window to the rear. Downlighters. Extractor fan. Back-lit LED mirror. Black runged radiator.



**OUTSIDE:** The property is approached via a private five-bar gate opening onto a brick-paved driveway, providing off-road **PARKING FOR 4-5 VEHICLES**. A planted border adds a touch of greenery to the frontage, and there is convenient side access leading to the rear garden. The single **GARAGE** is equipped with a remote-controlled roller door, power and lighting, and also benefits from a pedestrian side door. **REAR GARDEN:** The rear garden is level and predominantly laid to lawn, providing a practical and versatile outdoor space. Well-stocked borders surround the lawn, planted with a range of established shrubs and mature trees that add structure and seasonal interest. The garden is fully enclosed by timber fencing and features a slightly raised decked seating area, ideal for outdoor dining. A paved patio sits directly off the kitchen, creating an easy link between the house and garden.

**WHAT3WORDS:** ///uttering.objecting.tonic

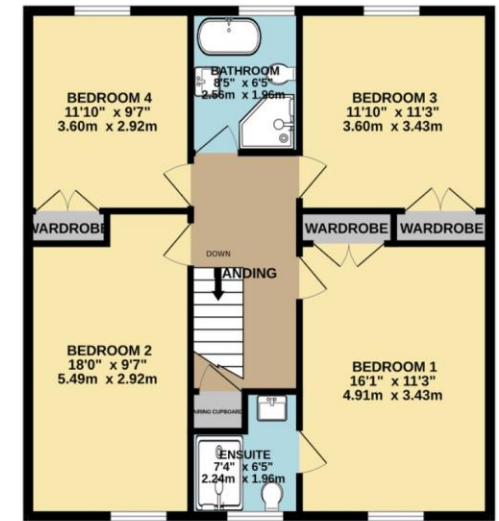
**DIRECTIONS:** Coming into Woodbury Village from Clyst St George, at the bottom of Globe Hill in the village centre turn left signposted to Woodbury Salterton. Continue out of the village and follow the road into Woodbury Salterton. Bear sharp left and continue along the road passing Bond Lane on your left. Endeavour is shortly after this junction on the left hand side.



GROUND FLOOR  
1238 sq.ft. (115.1 sq.m.) approx.



1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 2052 sq.ft. (190.6 sq.m.) approx.

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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