

Oak Lodge







Oak Lodge,

Tedburn St. Mary, Exeter, , EX6 6AF

Exeter St David's Trainline (6.5 miles), Exeter Airport (15 miles)

A beautifully presented five-bedroom village home offering spacious family accommodation, attractive oak features throughout, a large conservatory and ample parking, set close to the popular village of Tedburn St Mary.

- Impressive detached residence
- Beautifully presented throughout
- Parking for multiple vehicles
- Generous reception and family living space
- Council Tax Band: F
- Five well-proportioned bedrooms
- Characterful oak features and joinery
- Large conservatory
- Attractive gardens and outdoor areas
- Freehold

Guide Price £695,000

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SITUATION

Oak Lodge enjoys a convenient position close to the sought-after village of Tedburn St Mary, a thriving Mid Devon community situated approximately eight miles west of Exeter, close to the A30. The village offers an excellent range of amenities including a highly respected primary school, village shop and post office, two public houses, a historic parish church and Methodist chapel and regular community events. The nearby city of Exeter provides a comprehensive range of shopping, educational and recreational facilities, together with mainline rail services and access to the M5. Surrounded by attractive Devon countryside, the property is situated some 7 miles west of Exeter, 5 miles south of Crediton and 15 miles east of Okehampton and ideally placed for enjoying rural walks whilst remaining well connected to the wider region.

DESCRIPTION

Oak Lodge is an impressive and beautifully presented detached residence built in 1998 of brick and tile roof with stunning oak wood features throughout. Offering spacious and versatile accommodation arranged over two floors, the property has been exceptionally well maintained, creating a warm and characterful atmosphere.

The accommodation extends to five generous bedrooms, and two family bathrooms along with a range of well-proportioned reception rooms, perfectly suited to modern family living. A useful utility room and cloakroom complete the downstairs layout. A particularly notable feature is the substantial conservatory, which provides an excellent additional living space, enjoying views over the gardens and flooding the home with natural light. Externally, Oak Lodge benefits from ample parking for numerous vehicles, in addition to a spacious double garage, and together with attractive gardens that complement the property's rural village setting. Combining generous accommodation, quality craftsmanship and excellent presentation throughout, Oak Lodge represents a wonderful family home in a convenient and accessible Mid Devon location.













ACCOMMODATION

The welcoming entrance hall provides access to the principal reception rooms, all of which are generously proportioned and enjoy an abundance of natural light. The sitting room offers an inviting space for relaxation, and the fireplace with wood burner is a real feature. The kitchen has lovely views of garden and is well-appointed with a comprehensive range of fitted units and work surfaces, offering ample storage and preparation space. There is a useful adjoining utility room. Off the main hallway is a second reception/dining room that leads through to the large conservatory which is a particular feature of the property, creating a superb additional reception area with delightful views over the gardens and direct access to outside.

The first floor comprises five well-proportioned bedrooms, providing flexible accommodation for growing families, guests or those requiring space for home working. The principal bedroom enjoys a pleasant outlook over the gardens, and all bedrooms are served by two well-appointed family bathroom facilities.

GROUNDS AND GARDEN

The property is approached via a shared driveway providing ample parking for a number of vehicles. The gardens have been thoughtfully maintained and offer an attractive setting for the house, with areas of lawn interspersed with established shrubs and trees. A large conservatory opens onto the garden, creating an excellent space for entertaining and enjoying the surroundings throughout the seasons. The grounds provide a good degree of privacy and are ideally suited to both family enjoyment and al fresco dining in the separate summerhouse.

SERVICES

Mans: Electricity, water (metered)
Drainage: Septic tank - shared with three other properties - installed pre 2000 - last emptied and cleaned April 2026 and compiles with General Binding Rules 2020
Heating: Oil central heating/new boiler installed 2023
Alarm fitted (current vendors have never used)
Teignbridge District Council: Tax Band F
Freehold
Mobile - EE very good signal
Broadland - EE slow 6mb - options for airband or starling

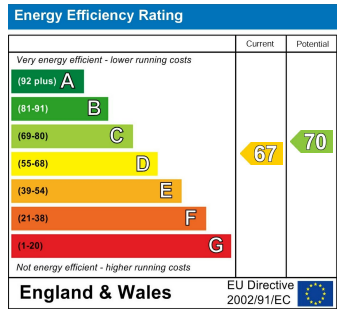
DIRECTIONS

what3words/////squirts.bookings.laminate

Approximate Area = 2246 sq ft / 208.6 sq m
Limited Use Area(s) = 81 sq ft / 7.5 sq m
Garage = 362 sq ft / 33.6 sq m
Total = 2689 sq ft / 249.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1470673



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