



Fox Hollow, Minchin Lane, Aylesbeare, EX5 2FH
£525,000

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Built in 1983, Fox Hollow is an attractive modern detached family home occupying a peaceful position along a quiet lane, just a short walk from the heart of the popular village of Aylesbeare. Combining a tranquil rural setting with excellent transport links to Exeter and the East Devon coastline, this superb home offers the perfect balance of village living and everyday convenience.

The current owners have extensively renovated the property to create a stylish, light-filled home offering spacious and versatile accommodation throughout.

An entrance porch provides practical storage for coats and shoes before opening into the welcoming reception hall, which benefits from an understairs storage cupboard and a ground floor cloakroom/WC.

The property enjoys two excellent reception rooms. The impressive triple-aspect living/dining room is flooded with natural light and offers generous space for both comfortable seating and formal dining. French doors open directly onto the rear garden, creating an ideal space for entertaining while enjoying attractive garden views. The second reception room provides a more cosy but good sized sitting room, centred around a charming wood-burning stove that creates a warm and inviting focal point.

The spacious kitchen has been beautifully fitted with a range of cream-fronted wall and base units complemented by timber worktops, an inset Belfast sink and attractive tiled splashbacks. Integrated appliances include a range-style cooker with extractor hood above and a fridge/freezer. The room also provides space for a small breakfast table. Adjoining the kitchen is a practical utility/boot room offering a handy door in from the garden as well as additional storage, a second sink and space for appliances including a washing machine, tumble dryer and additional freezer.

On the first floor are four generously proportioned bedrooms. The principal bedroom is a particularly spacious dual-aspect room enjoying far-reaching views across the surrounding countryside. The second bedroom benefits from its own en-suite shower room, while the remaining bedrooms are well served by a beautifully appointed family bathroom fitted with a contemporary white suite comprising a bath and a large walk-in shower.

The property further benefits from oil-fired central heating together with uPVC double-glazed windows and doors throughout.

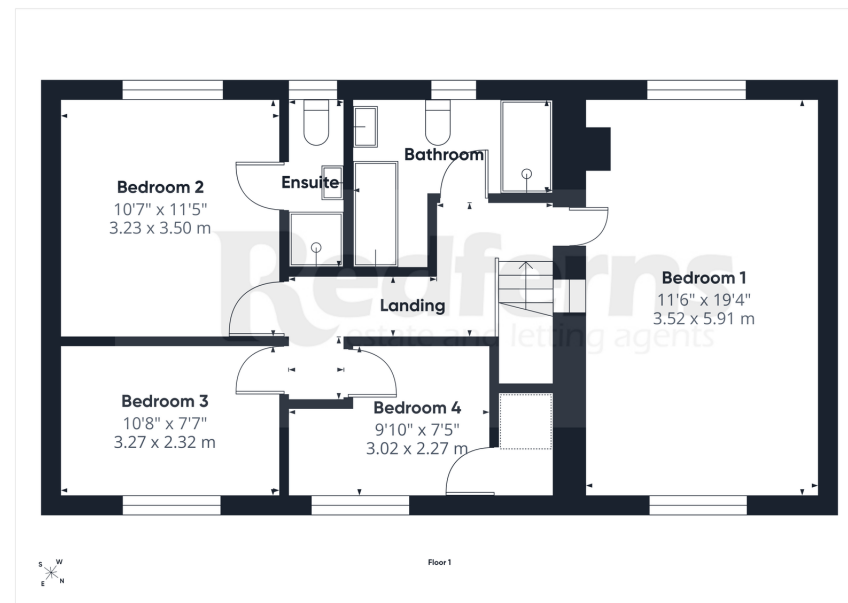
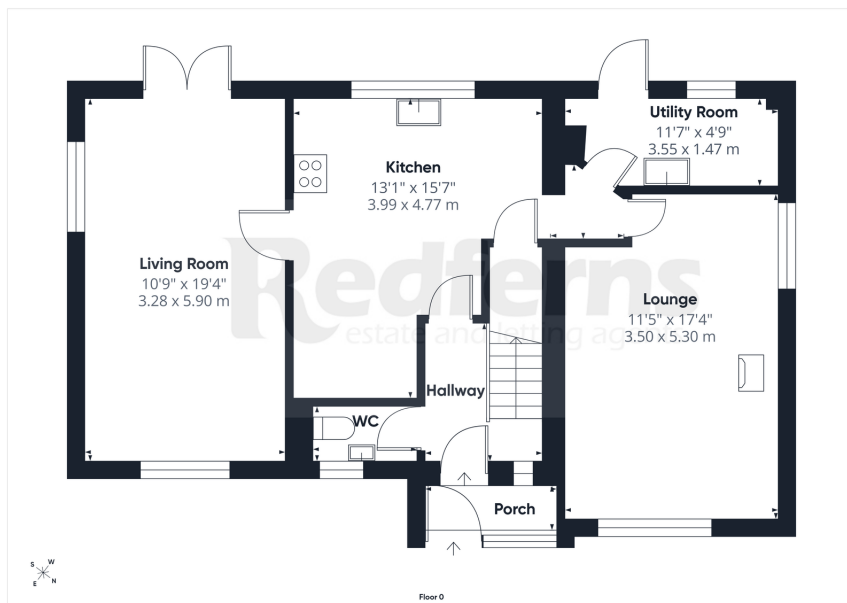
Outside, a gravel driveway provides off-road parking for two vehicles. A pedestrian gate leads into the attractive front and side gardens, which are predominantly laid to lawn and include a productive vegetable garden and a small chicken coop. A pathway continues around the property to the enclosed rear garden, which enjoys a high degree of privacy and is mainly laid to lawn with raised flower beds and a generous paved patio, creating a wonderful space for outdoor dining and entertaining during the warmer months. Additional features include a substantial timber garden shed and an outside tap.

Aylesbeare is a quintessential East Devon village offering a peaceful lifestyle while remaining exceptionally well connected. The village enjoys a welcoming community atmosphere and benefits from a church, village hall and popular restaurant/public house. Exeter and Junction 30 of the M5 are approximately five miles away, with the nearby towns of Ottery St Mary, Sidmouth and Exmouth all within easy reach. The property also falls within the catchment area for the highly regarded West Hill Primary School and Kings School, making it an excellent choice for families.





- A spacious and detached family house
- Additional sitting room with wood burning stove
- Utility/boot room
- Oil fired central heating, uPVC double glazing
- Dual aspect, living/dining room with french doors
- Kitchen/breakfast room with range cooker
- Four spacious bedrooms
- Driveway providing off road parking, good sized lawned gardens



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