3 Dukes Orchard, Bradninch, Exeter, EX5 4RA
Price Guide £375,000

FRANCIS LOUIS
Residential

Guide Price £375,000–£400,000 – Francis Louis are delighted to present this spacious and highly versatile three-bedroom semi-detached home in the sought-after town of Bradninch, offering generous living accommodation, extensive off-road parking, a superb tiered garden, and a standout fully serviced outbuilding/annexe space — Fitted as a home salon and Hot tub room— ideal for a wide range of lifestyle or business uses.

The property is approached via a double driveway providing ample off-road parking and an attractive, practical frontage. Internally, the layout is well suited to modern family living, with excellent room proportions throughout. The large living room serves as the main reception space, filled with natural light and offering plenty of room for seating and relaxation.

A major feature of the home is the extended kitchen/breakfast room, created from a substantial extension, providing generous worktop space, storage, and room for informal dining — perfect for everyday family use. A separate dining room adds further flexibility and is ideal for entertaining or more formal meals.

The ground floor also benefits from a downstairs shower room with WC, along with a separate utility room, adding valuable practicality and convenience.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom enjoys attractive countryside views, creating a peaceful outlook and enhancing the overall feel of the home. The remaining bedrooms are ideal for children, guests, or home working. The first floor is completed by a family bathroom.

Outside, the tiered rear garden provides a variety of usable outdoor spaces, including lawned areas, raised sections, and a decked seating area — ideal for outdoor dining and summer entertaining.

A true highlight of the property is the detached outbuilding/annexe-style space, which benefits from plumbing and has previously been operated as a beauty salon.

Downstairs

The ground floor of the property offers a spacious and versatile layout, ideally suited to modern family living. The accommodation is arranged to provide clearly defined yet well-connected spaces, allowing for both everyday practicality and comfortable entertaining.

The large living room is a particularly impressive feature, offering generous proportions and plenty of natural light. This welcoming space easily accommodates a full suite of seating and additional furniture, making it perfect for relaxing with family or hosting guests.

A key advantage of the layout is the presence of a separate dining room, providing a dedicated area for formal meals, family gatherings or entertaining. This room offers excellent flexibility and could equally serve as a secondary reception space depending on lifestyle needs.

The property also benefits from a well-appointed kitchen with an adjoining breakfast room, creating a sociable and functional hub of the home. The kitchen offers good worktop space and storage, while the breakfast area provides space for informal dining and day-to-day family use.

Further enhancing the ground floor is a downstairs shower room, adding valuable convenience for guests or busy households, along with a separate utility room that provides additional storage and space for laundry appliances, helping to keep the main living areas organised and clutter-free.

Overall, the ground floor delivers an excellent balance of space and practicality, offering multiple reception areas and well-defined living zones that cater perfectly to modern family life.

Upstairs

Upstairs, the property continues to impress with well-proportioned accommodation and a layout that works perfectly for family life. The first floor comprises three bedrooms, each offering good space and natural light, creating comfortable and versatile sleeping arrangements.

The principal bedroom is a standout feature, enjoying attractive countryside views that provide a peaceful and scenic outlook. Generous in size, the room comfortably accommodates a double bed along with additional bedroom furniture, making it a calm and inviting retreat at the end of the day.

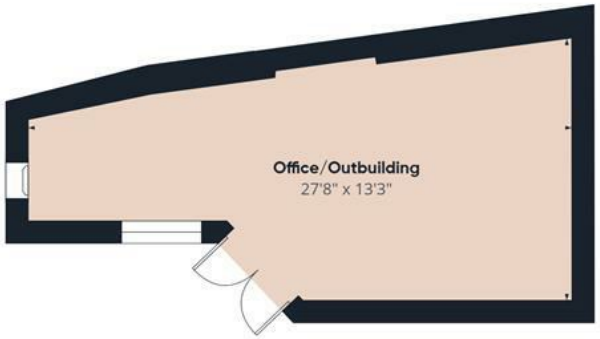
The remaining two bedrooms offer excellent flexibility. They are ideal for children's rooms, guest accommodation or a dedicated home office, depending on individual needs. Their proportions allow for a range of furniture layouts, ensuring the space can adapt as family requirements change over time.

The first floor is completed by a family bathroom, conveniently positioned to serve all bedrooms. The layout upstairs feels balanced and practical, with each room benefiting from good natural light and a pleasant sense of space.

Overall, the upstairs accommodation complements the generous ground floor perfectly, offering comfortable sleeping quarters, scenic views and flexibility for modern family living.

Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2

FRANCIS LOUIS
Residential

Approximate total area(1)

1484 ft²

Reduced headroom

17 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.

GIRAFFE360

Outside

Externally, the property offers an excellent combination of practicality, outdoor space and flexibility, making it ideal for families, entertaining and those seeking additional usable accommodation. To the front, the home benefits from a double driveway, providing generous off-road parking and adding to the convenience of everyday living.

To the rear, the property enjoys a good-sized tiered garden, thoughtfully arranged to provide a variety of usable outdoor areas. The garden offers a pleasant mix of levels, creating space for both relaxation and family use, with areas suitable for planting, seating and enjoying the outdoors throughout the warmer months. A decked seating area provides an ideal spot for outdoor dining, entertaining or simply enjoying the peaceful surroundings, while the tiered layout adds interest and character to the outside space.

A particularly standout feature of the property is the separate outbuilding, which offers superb versatility and adds real value to the home. Benefitting from plumbing and excellent potential, this space could be utilised as a home office, hobby room, studio, gym or even as additional guest accommodation depending on requirements. Its separation from the main house creates a sense of independence, making it ideal for those working from home or families needing extra flexible space.

Overall, the outside of the property provides a fantastic extension of the internal accommodation, combining parking, an attractive garden and a highly useful outbuilding that opens up a range of lifestyle possibilities.

Location

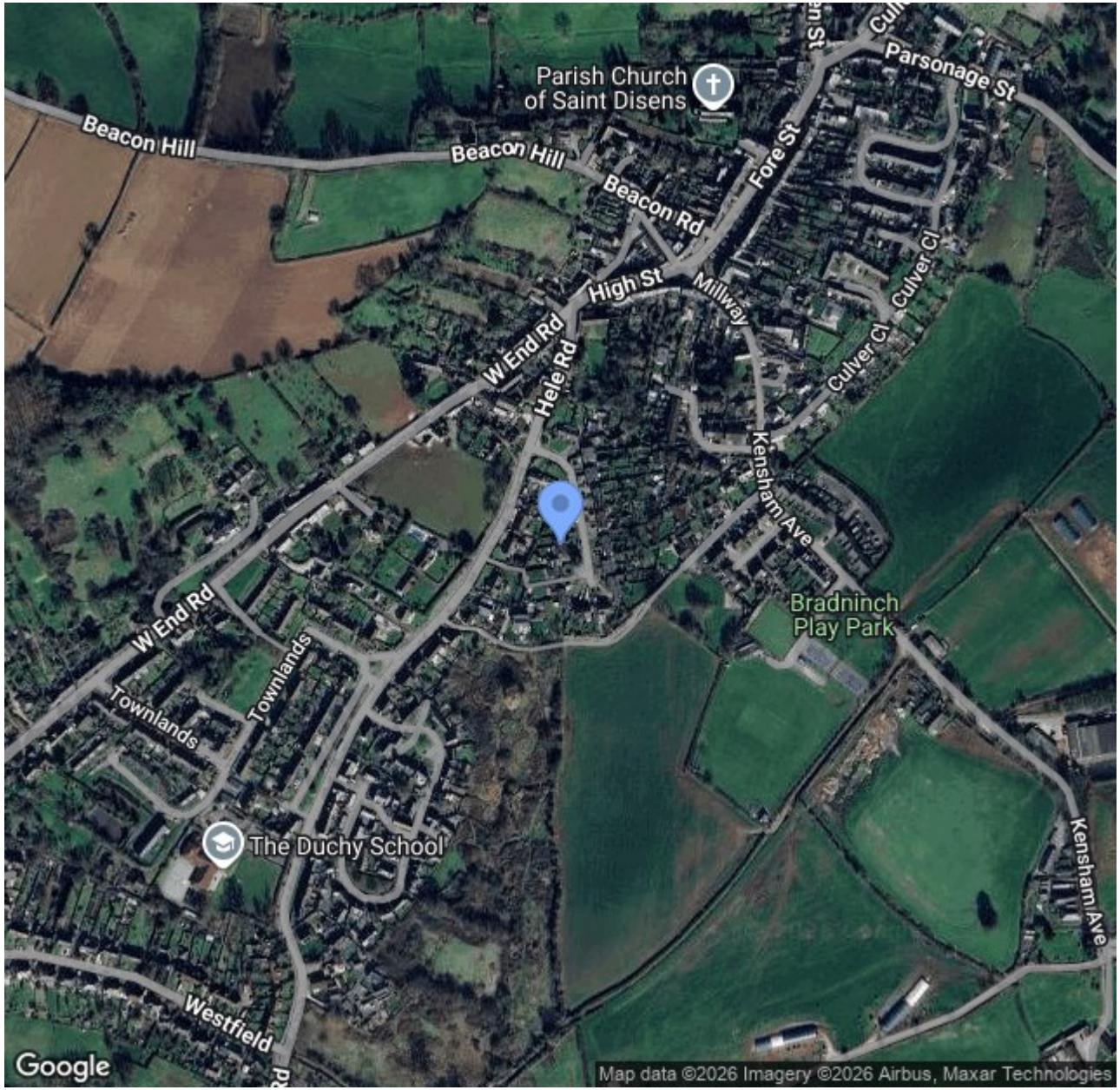
Situated in the charming and highly sought-after town of Bradninch, the property enjoys a wonderful balance of countryside surroundings and everyday convenience. Bradninch is well regarded for its strong community feel, attractive streets and access to beautiful Devon countryside, making it particularly popular with families and those seeking a semi-rural lifestyle without sacrificing connectivity.

The town itself offers a range of local amenities including independent shops, a convenience store, primary school, public houses and local services, all within easy reach. For wider facilities, the nearby areas of Cullompton and Exeter provide supermarkets, secondary schooling and a broader selection of retail and leisure options.

Bradninch is ideally positioned for commuters, with straightforward access to the M5 motorway and A30, providing convenient links north and south. Exeter city centre is within comfortable driving distance, offering extensive shopping, dining, cultural attractions and mainline rail connections.

One of the key appeals of the location is its proximity to open countryside, with a variety of scenic walking routes and green spaces nearby. The elevated position of the property also allows for attractive countryside views, adding to the peaceful and rural feel of the setting.

Overall, Bradninch offers an appealing combination of village charm, accessibility and access to the surrounding countryside, making it a desirable place to call home.



- Spacious three-bedroom semi-detached home in the popular town of Bradninch
- Well-balanced layout ideal for modern family living
- Large and bright living room with generous proportions
- Separate kitchen and dining room offering excellent entertaining space
- Ground floor WC plus a useful utility room
- Double driveway providing ample off-road parking
- Attractive tiered rear garden with lawned areas and planting space
- Decked seating area ideal for outdoor dining and relaxing
- Versatile separate outbuilding with plumbing, ideal as office/guest space
- Principal bedroom enjoying attractive countryside views