



East of 
ESTATE AGENTS

Ebford Lane
Ebford OIEO £1,000,000

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A rare opportunity to acquire a substantial chalet bungalow set within an exceptional plot of approximately 3 acres in the highly sought-after estuary parish of Ebford. Oak Ridge requires complete modernisation throughout, offering buyers the chance to create a superb family home or, subject to the necessary planning permissions, demolish and replace with a bespoke new residence.

Rare Opportunity | Substantial Chalet Bungalow | Exceptional Plot | Approx 3 Acres | Sought After Location | Possible Development Opportunity Subject to Planning

DESCRIPTION

A rare and exciting opportunity to acquire a substantial chalet bungalow set within an exceptional plot of approximately 3 acres, located in the highly sought-after estuary parish of Ebford.

Oak Ridge is a generously proportioned property that now requires complete modernisation and renovation throughout, offering buyers the chance to reimagine and create a truly outstanding home. For those seeking a more ambitious project, the property may even lend itself to demolition and replacement, subject to the necessary planning permissions.

The true highlight of this offering is the expansive plot. Extending to approx. 3 acres, the grounds provide a remarkable sense of space and privacy, with the potential to create a stunning bespoke family residence surrounded by landscaped gardens, delivering a "country park" lifestyle. Alternatively, subject to the appropriate planning consents, the site may offer significant development potential for multiple dwellings. Situated in one of the area's most desirable locations, Oak Ridge enjoys easy access to the charming estuary town of Topsham, with its range of independent shops, restaurants, and amenities, as well as the popular Darts



Farm food hall. Excellent transport links are nearby, including a train line providing convenient connections. The neighbouring parish of Clyst St George offers a strong sense of community, with its village school, church, and cricket club. The property is also ideally positioned for access to both Exeter and Exmouth, making it an excellent choice for those seeking a balance of rural surroundings and connectivity.

This is an incredibly rare opportunity to secure a unique and versatile plot in a prime location, offering immense potential for redevelopment, investment, or the creation of a truly special home.

LOCATION

Ebford is a sought-after village located on the eastern side of the River Exe, approximately six miles south-east of Exeter and close to the popular estuary town of Topsham. Surrounded by attractive Devon countryside, the village offers a peaceful semi-rural setting while remaining conveniently close to the city and coastline.

The village has a strong sense of community and benefits from a range of local amenities nearby, including a popular pub, village hall, award winning farm shop and access to a number of scenic walking and cycling routes. Ebford is particularly well placed for outdoor activities, with the Exe Estuary Trail close by and easy access to the surrounding countryside and coastline.

Ebford is well connected for commuters, with Exeter city centre, the M5 motorway and Exeter Airport all within easy reach. Nearby Topsham and Exeter St David's stations provide rail links across the region and beyond, while the beaches at Exmouth and Dawlish Warren are only a short drive away.



AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: G

Council: East Devon County Council

Parking: Ample Parking

Garden: Approx. 3 Acres

Electricity: Mains

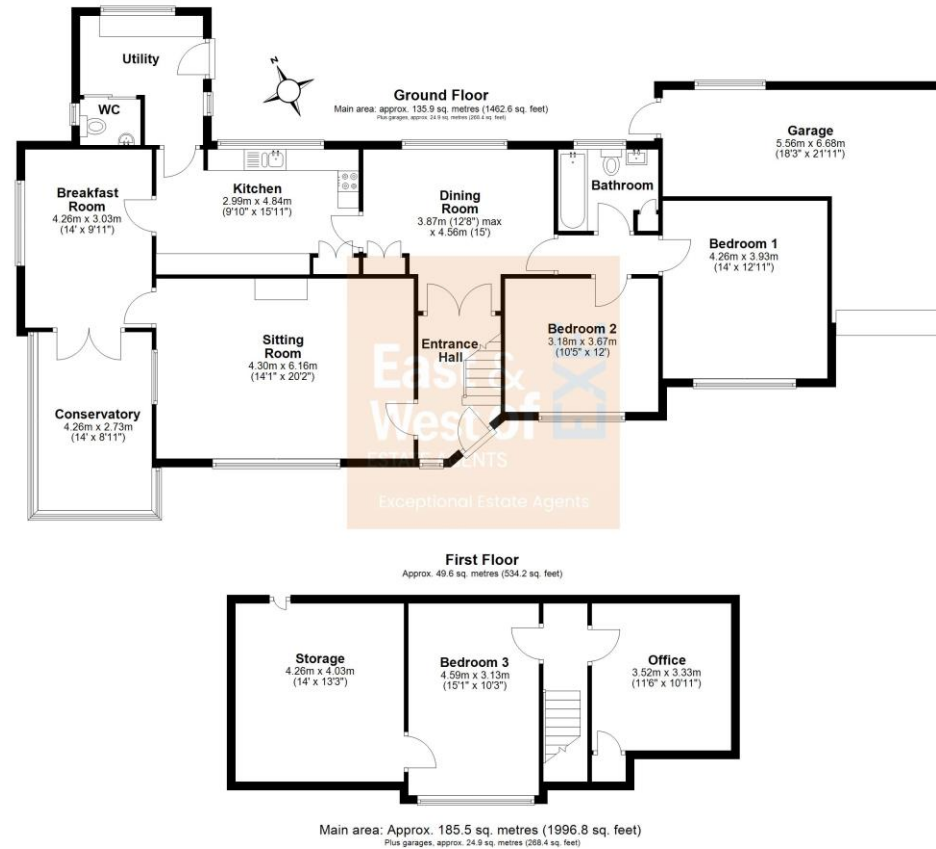
Heating: Gas Boiler

Water supply: Mains

Sewerage: Mains

Broadband: Full Fibre Broadband available with up to 1600mbps download and 115 mbps upload.

Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone.



AWAITING EPC

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