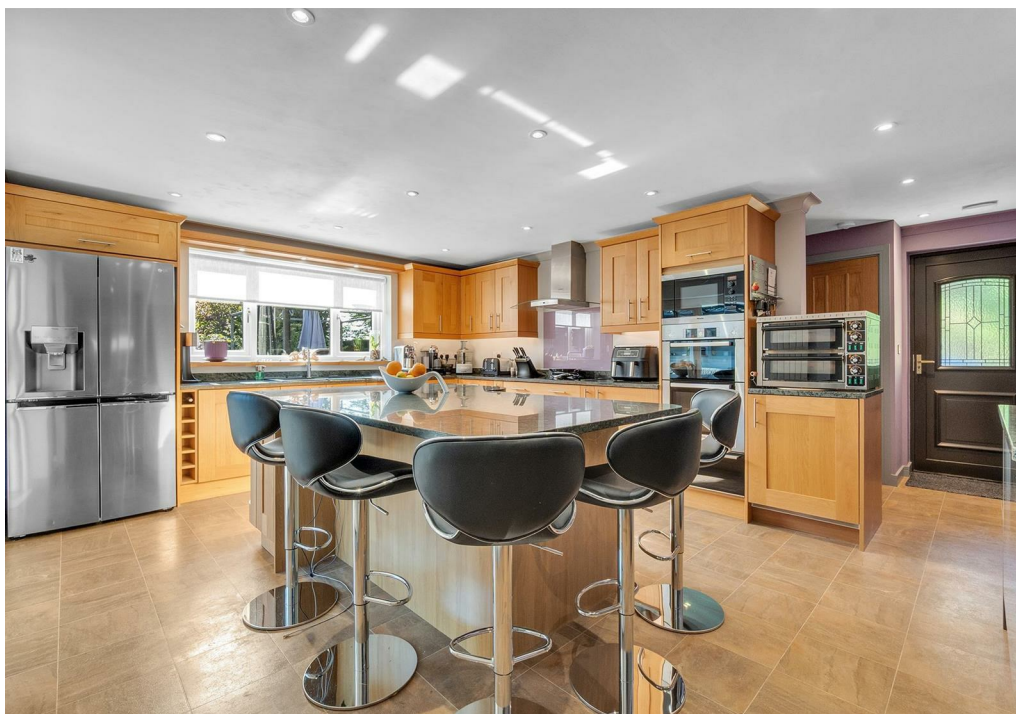




Kimberley







# Kimberley

Sheldon, Honiton, Devon, EX14 4QU

Uffculme School 5.5 miles M5 Cullompton 6.8 miles Honiton 7.8 miles

Generous and beautifully presented family home in wonderful level grounds over 1/2 acre

- 4 fantastic bedrooms
- Sumptuous sitting room
- Wonderful private grounds
- Uffculme school catchment
- Freehold
- Stylish kitchen
- Garden room/conservatory
- Lots of parking with garage
- In all about 0.55 acres (0.22 ha)
- Council tax band F

Guide Price £850,000

## Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | [honiton@stags.co.uk](mailto:honiton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## SITUATION

The property is gloriously situated on the edge of the village on southern side of the Blackdown Hills National Landscape (formerly known as AONB), surrounded by rolling hills and wooded valleys the setting offers a wonderful sense of peace and privacy, with excellent walking and out-riding available in the surrounding countryside, making it ideal for those who appreciate the outdoors.

The larger nearby village of Hemyock, to the north, boasts an active community and a good range of facilities, including village shops, a Post Office, public house, health centre, veterinary practice, and parish hall. For broader amenities, the market towns of Wellington, which has a Waitrose supermarket and access to the M5, and Honiton, which offers a variety of shops, sports facilities, and a mainline station on the London Waterloo line, are both easily accessible.

The Jurassic Coast and the charming seaside town of Sidmouth are just 16 miles to the south, offering further leisure opportunities. Transport connections are excellent, with the A303 at Honiton providing a convenient link to London as well as to Exeter and its international airport. The county town of Taunton, with its extensive shopping and recreational facilities, is also within easy reach. This enviable location combines the tranquillity of rural Devon with outstanding accessibility to local towns, coast, and transport links.

## DESCRIPTION

This generous and beautifully presented brick family home stands within glorious, private grounds, offering a wonderful sense of space and tranquillity. The property has been thoughtfully extended and enhanced by the current owner, resulting in a harmonious blend of stylish living spaces and practical features. Modern Upvc windows provide excellent insulation and low maintenance, while photovoltaic panels, benefiting from the Feed-in Tariff, contribute to the home's energy efficiency.





## ACCOMMODATION

The accommodation is thoughtfully arranged to provide flexibility for modern family living. There are four well-proportioned bedrooms, each designed to offer comfort and versatility. The principal rooms are spacious and filled with natural light, creating a welcoming atmosphere throughout the home.

The stylish kitchen is well-appointed, making it ideal for both everyday meals and entertaining. The sitting room is a highlight, offering a sumptuous space for relaxation and social gatherings. A bright garden room or conservatory opens directly onto the grounds, allowing for a seamless connection between indoor and outdoor living.

The layout has been carefully considered to maximise both privacy and sociability, with each room enjoying pleasant views over the private grounds. High-quality fixtures and fittings are found throughout, ensuring the property is move-in ready for the next owners. Every aspect of the accommodation has been designed to ensure comfort, practicality, and a warm, inviting environment for family and guests alike.

## PARKING AND GARAGE

A short gravel driveway leads down to the property, which has extensive parking facilities, with ample space for multiple vehicles. In addition to the generous driveway, there is a garage providing secure storage and further parking options. Please note a neighbour and South West Water have a right of access to cross the first part of the drive.

## GROUNDS

The property is set within wonderful, private, and level grounds extending to about 0.55 acres. The south-facing gardens provide a tranquil setting with ample space for outdoor entertaining with a fully serviced outdoor kitchen, family activities, and gardening. Mature trees create a sense of privacy and seclusion, while generous lawns offer plenty of room for children and pets to play. An extensive composite decking area overlooks the gardens, providing the perfect spot to relax and enjoy the peaceful surroundings.

## SERVICES

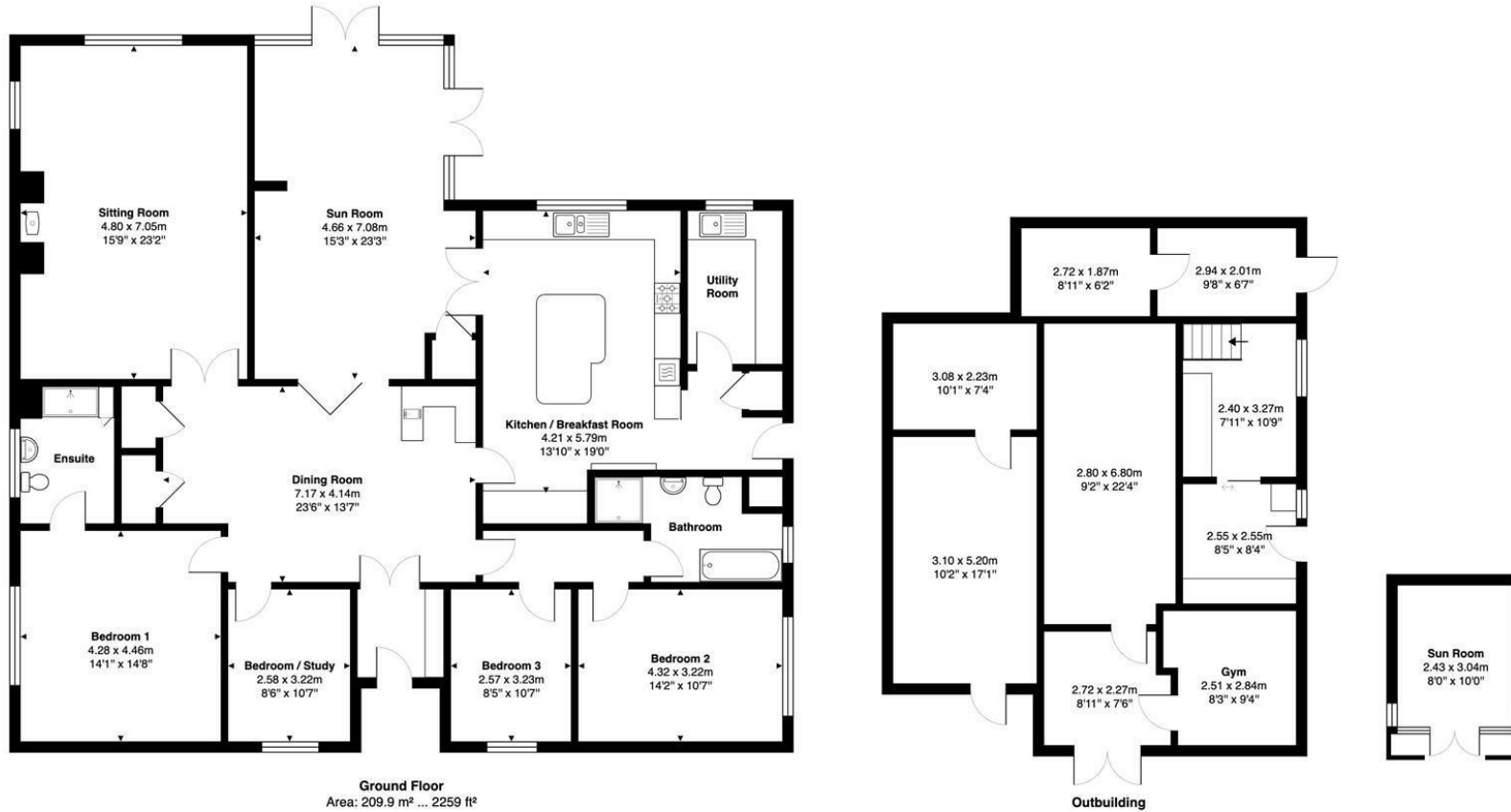
Mains water and electric. 25 year FIT on Photovoltaics since 2011. LPG fired central heating and hot water. Private drainage system (thought to be septic tank). Standard Broadband available. Mobile signal good inside and outside with all major networks (Ofcom, 2025)

## DIRECTIONS

What3words Location [///presented.dares.sheet](#)

The property is on your right as you come into the main part of the village, before the Church.

Kimberley, Road From Drifts Lane Cross To Slade Farm, Sheldon, EX14 4QU



Total Area: 209.8 m<sup>2</sup> ... 2259 ft<sup>2</sup> (excluding rooms to outbuilding and sun room)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

