



16 Woodmans Orchard, Exeter, EX5 2SE
Offers in excess of £550,000



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- Fully Renovated Detached House
- Lounge
- Snug
- Four Bedrooms
- Family Bathroom
- Modern Open Plan Kitchen/Dining Room
- Downstairs W/C
- Utility Room
- Master With En-Suite
- Generous Well Stocked Garden And Parking For Several Vehicles On The Driveway



This attractive four-bedroom family home is situated in the sought-after village of Talaton and offers spacious, well-balanced accommodation with a strong sense of character and thoughtful modern touches throughout. The property comprises a generous sitting room, a large open-plan kitchen–dining room with adjoining utility and garden room, a separate snug, and four first-floor bedrooms, including a principal bedroom with en-suite, alongside a family bathroom. Set within a neatly arranged plot with a long rear garden and ample driveway parking, the property provides an ideal family home in a well-connected yet peaceful village setting in the King’s School

Walkthrough

The property is approached via a tarmac driveway bordered by neatly laid gravel and an area of lawned front garden. An attractive porch sits beside a useful double-doored storage area and opens into a welcoming entrance space that immediately sets the tone for the home, with a feature stone wall, triple-width windows and wood-effect flooring enhancing its character. The porch also serves well as a practical boot room, with space for seating.

From here, the hallway runs alongside the staircase and connects the principal ground floor rooms, with the same wood-style flooring continuing to create a warm and cohesive feel. A sliding door opens to the snug, while further doors lead to the sitting room and kitchen–dining room. A downstairs WC and under-stairs storage are also accessed from this area. To the left, the sitting room extends the full length of the

property, forming a versatile and generously proportioned space that could be arranged into distinct living and working zones if desired. Dual-aspect windows to the front and rear, along with French doors opening onto the patio, draw in excellent natural light. A feature fireplace with a wooden lintel provides a focal point and adds to the room’s character.

To the right, the snug offers a more intimate and cosy environment, featuring a characterful brick inglenook fireplace with an inset wooden lintel. This flexible room works equally well as a home office, playroom or quiet reading and television space.

The heart of the home lies in the open-plan kitchen–dining room, which has been well appointed to a high-specification finish. The kitchen area includes quartz work surfaces, a Rangemaster classic oven with electric hob, and a white

porcelain double butler sink. A central island provides additional storage and workspace, complemented by a range of fitted units and space for a full-size fridge-freezer. Wood-effect flooring runs throughout, enhancing the sense of continuity within the space.

The adjoining utility room provides further practicality, with additional quartz worktops, storage, a white ceramic undermount sink, and space and plumbing for laundry appliances.

The dining area is well-proportioned, comfortably accommodating a family dining table along with additional furniture, and opens through to a bright garden room extension. This delightful space features full-width glazing, allowing natural light to flood in while offering views over the garden. A door provides direct access outside, while the room itself offers an ideal setting for home working, reading or



large inglenook fireplace

- New carpets and flooring throughout the house.
- High-quality new kitchen, utility room, bathroom and toilet suites installed
- Creation of an en suite toilet and shower room for the master bedroom
- All internal rooms and external of house repainted
- Replacement of all internal doors
- Replacement of external wooden steps at the rear of the property with high-quality galvanised steel staircase
- Remodelling of the front area of the house allowing for parking of many vehicles on the property
- Significant relandscaping of the front and rear gardens to create more open space for entertaining or for children to play. Garden work also includes re-laying of large patio, very recent addition of new paved walkways and installation of summer house and storage sheds.

Situation

Talaton is an East Devon village with excellent local amenities including the community run shop/Post Office and village pub (The Talaton Inn). It has an a very active village with a strong community and an active village hall and church with various village events, groups and activities organised and attended by a mixture of young families and older residents. Further local amenities including shops, doctors' surgery, dentists and train stations are available at either Whimble (2.8 miles) and/or Feniton (2.5 miles). The property is in the catchment for Feniton

creative activities.

Upstairs, the central landing connects four bedrooms and the family bathroom. The principal bedroom benefits from a well-appointed en-suite shower room, finished with careful attention to detail, including a cabinet-top basin, a rainfall shower, WC, and a charming storage cupboard with traditional iron fittings. The room itself offers ample space for a double bed and additional furniture, including a desk.

The remaining bedrooms comprise of two doubles and a generous single, and all included inbuilt cupboards. Two overlook the rear garden and trees beyond, while the fourth bedroom enjoys a front aspect. The family bathroom is stylishly finished, featuring a freestanding bath with rainfall shower, tiled splashback, WC and basin.

Outside, the rear garden extends to a good length and is arranged into several distinct areas. Immediately adjoining the house is a patio, ideal for outdoor seating and dining. Beyond,

the garden is predominantly laid to lawn, interspersed with mature shrubs and planted borders, creating a private and secluded environment with a backdrop of trees. Additional features include a gravelled section with a summer house, raised beds and a garden shed. A side access path connects the rear garden back to the front of the property.

The property is on mains water, sewerage, and electric. Oil Fired Central Heating and parking for multiple vehicles is available on the front drive.

Renovations

Our clients have renovated their property to a high standard. Below are the works carried out.

- Replacing all windows and external doors with high-quality double glazing/UPVC.
- Knock-through to create a large kitchen-diner and sunroom.
- Part garage-conversion to create second sitting room with





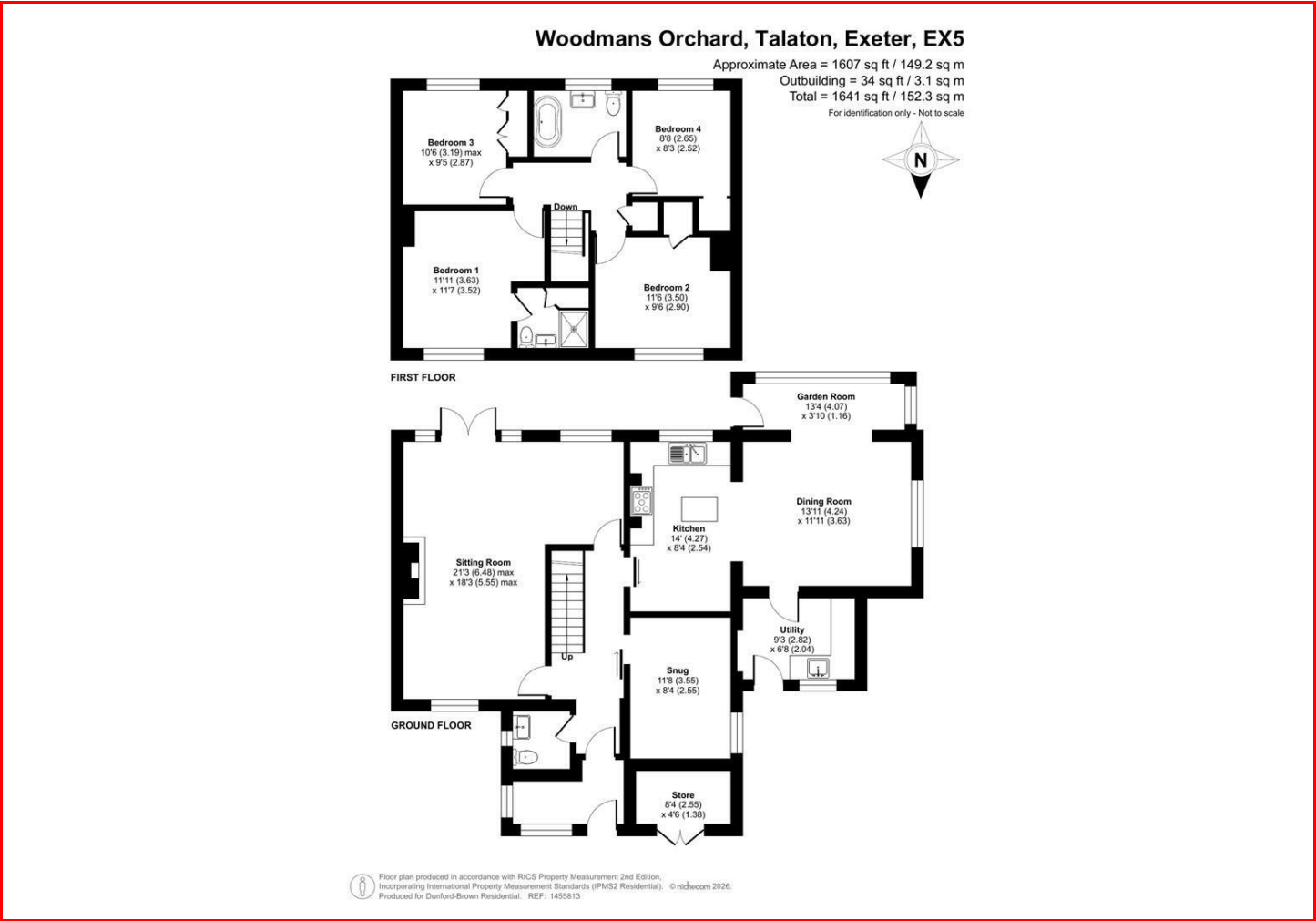
primary school and the 'The King's School' in Ottery St Mary. Both are rated excellent by Ofsted.

The property is well located within the village, 0.2 miles from the Talaton Inn and Community shop. The school bus to the Kings School picks up from the bottom of Woodman's Orchard and a bus to/from Payhembury school is accessible from the Talaton Inn. The surrounding countryside is available starting from the property, with several public footpaths for dog walks around Talaton including in the fields at the back of the house.

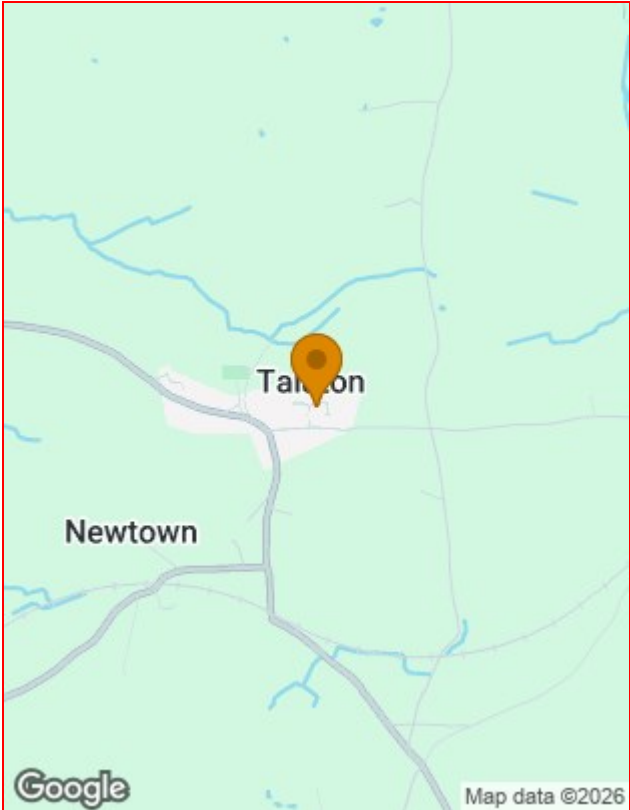
However, despite its rural location the property is very well connected. The A30 can be accessed in 3 miles, with a quick link to Exeter (12.9 miles) and Honiton (7.8) miles and the A303 to London via Salisbury beyond. Ottery St Mary is an attractive, rural town and offers a good-sized Sainsbury's and a great selection of independent shops accessible within 3.3 miles.

Nearby Honiton (7.8 miles) is renowned for its antique shops and thrice weekly markets, whilst Cullompton, a market town offering a Tesco and direct access to Junction 28 of the M5 is 8 miles away. Ottery, Cullompton and Honiton all provide further medical and leisure facilities, supermarkets, coffee shops and restaurants. For more options and variety, the cathedral city of Exeter is only 13 miles away and the beautiful SW coast at Sidmouth is an easy 10.2-mile drive.

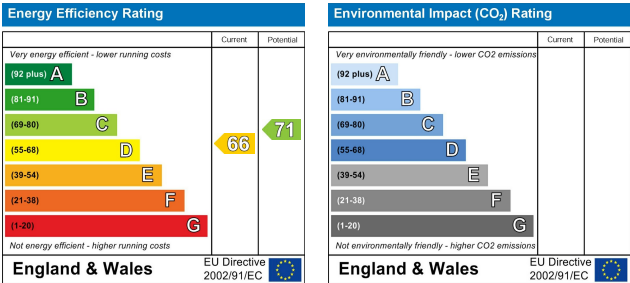
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.