



The Oaks











# The Oaks

Puddington, Tiverton, Devon, EX16 8PE

Witheridge 3 Miles | Tiverton 9 Miles | M5 J27/ Tiverton Parkway Train Station 16 Miles. Exeter 14 Miles

A spacious, well presented and flexible detached bungalow with self-contained annexe, fabulous far-reaching views, car port and stables. In all 1.92 acres.

- Detached Bungalow
- Self-Contained Annexe
- Outstanding Views
- Car Port & Stables
- Council Tax Band E (Annexe - CTB A)
- Four bedrooms. Three Bathrooms
- Three Reception Rooms
- South Facing
- In all 1.92 Acres
- Freehold

Guide Price £750,000

## Stags Tiverton

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## The London Office

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





## SITUATION

Situated on the edge of Puddington village, the property is located within an active community with village hall and church. Local amenities can be found in Witheridge, 3 miles distant, including; shop, post office, doctors' surgery, veterinary surgery, primary school, pub and church. The property also benefits from being within the popular catchment areas of Morchard Bishop Primary School and Chulmleigh Community College/ Secondary School.

Tiverton, approximately 9 miles, provides a range of supermarkets and retail facilities, a hospital, leisure centre and well as state and private schooling. Access to the M5 Junction 27 can be gained along the North Devon Link Road (A361) alongside which lies Tiverton Parkway Train station, with fast trains to London Paddington in under two hours.

To the south, 14 miles distant, lies the cathedral and university city of Exeter offering much wider range of amenities for the surrounding communities.

## DESCRIPTION

This spacious, south-facing, detached bungalow is well presented and provides flexible accommodation with a self-contained, one-bedroom, annexe allowing for multi-generational living as well as Airbnb/long term rental. An internal connection is currently blocked but could be re-opened.

The property has well maintained gardens and grounds which include a paddock, stables and car port. The exceptional views stretch to the south for many miles over unbroken countryside.

## ACCOMMODATION

The spacious rooms are well laid out and offer some flexibility. The front door opens into the entrance hall which gives access to bedrooms and living accommodation.

The kitchen/ breakfast room is located at the rear of the property with an adjoining conservatory offering southerly aspect, which in turn opens onto the gardens and has open views. Adjacent to the kitchen is a rear hall, off which can be found a cloakroom with WC, separate utility room and study. The spacious sitting room and dining room sit centrally to the rear of the property enjoying southerly views across the garden and beyond, with the sitting room also benefitting from a fireplace and sliding doors out to the rear patio. The four, well-proportioned, bedrooms lie mainly to the front. Two bedrooms benefit from ensembles, whilst the remaining bedrooms are served by a family shower room also benefitting from a direct door to bedroom 3.

The annexe has separate access to the side of the property where the door opens into a hallway. The kitchen/ dining room is located to the front of the property, with the sitting room located centrally. Beyond the bedroom benefits from southerly views and ensuite shower room.







## OUTSIDE

The drive leads in from the road to a turning and parking area giving access to the double carport, outbuilding and two former stables.

The rear, south-facing, gardens are enclosed by a low fence and hedging, offering open, uninterrupted views for many miles. The gardens are mainly laid to lawn with a paved patio direct behind the property, providing wonderful seating and entertaining space, along the garden side. Established shrub and flower beds provide a wealth of colour and texture throughout the year,

The annexe benefits from it's own driveway and parking, as well as an area of private garden, mainly laid to lawn.

Beyond the property's gardens, the remaining land is fenced, extending to approximately 1 acre, with the whole being approximately 1.92 acres.

## SERVICES

Mains electricity and water. Private drainage via Septic Tank. Oil Fired Central Heating. PV panels.

Ofcom predicted broadband services - Standard & Ultrafast available.

Ofcom predicted mobile coverage for voice and data: External (variable) – EE, Three, O2 and Vodafone.

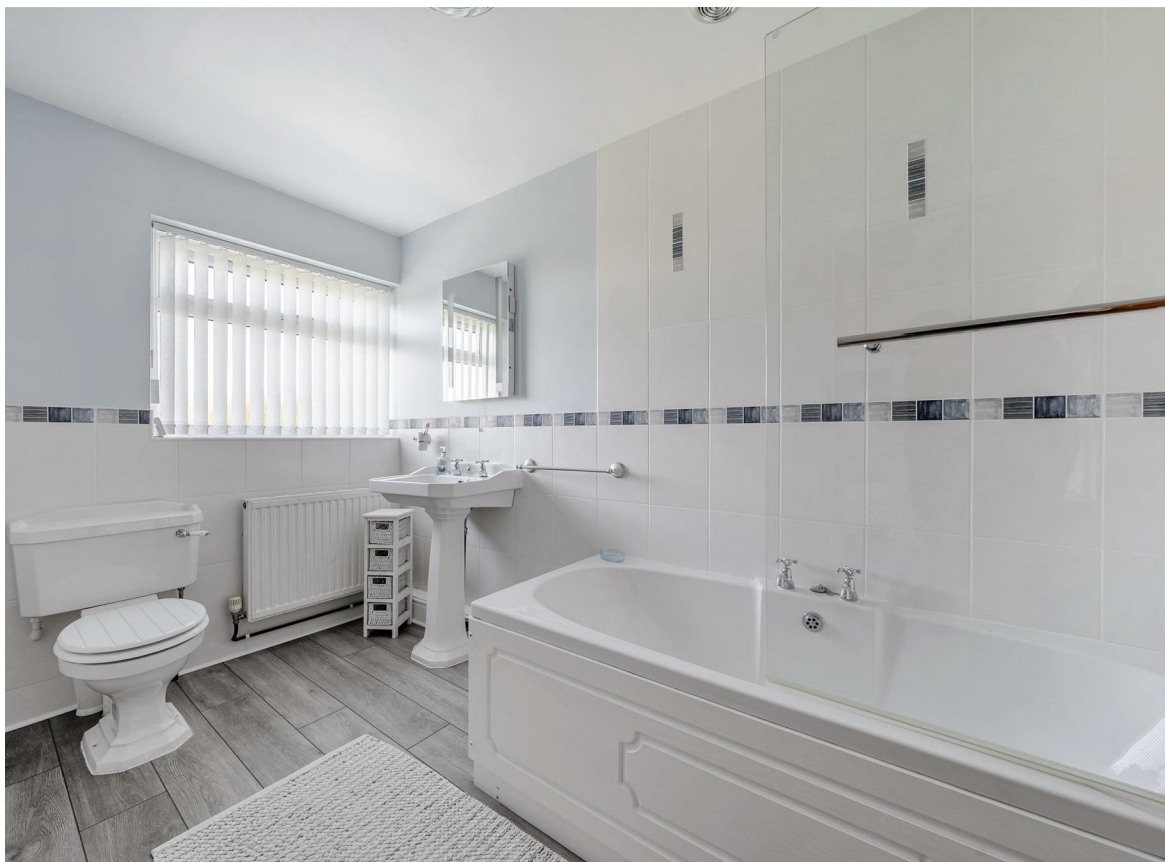
Local Authority: Mid Devon District Council.

## VIEWINGS

Strictly by appointment only through the agents, Stags.

## DIRECTIONS

From Tiverton, proceed on the B3137 towards Witheridge for 5.6 miles, passing through the village of Witleigh. After rising up Cruwys Morchard Hill, through the woods, take the second left at peak cross and remain on this road for approximately 3 miles. After entering Puddington, the road bears right at Puddington Cross, continue for approx. 350 yards, where the property can be found on the left.



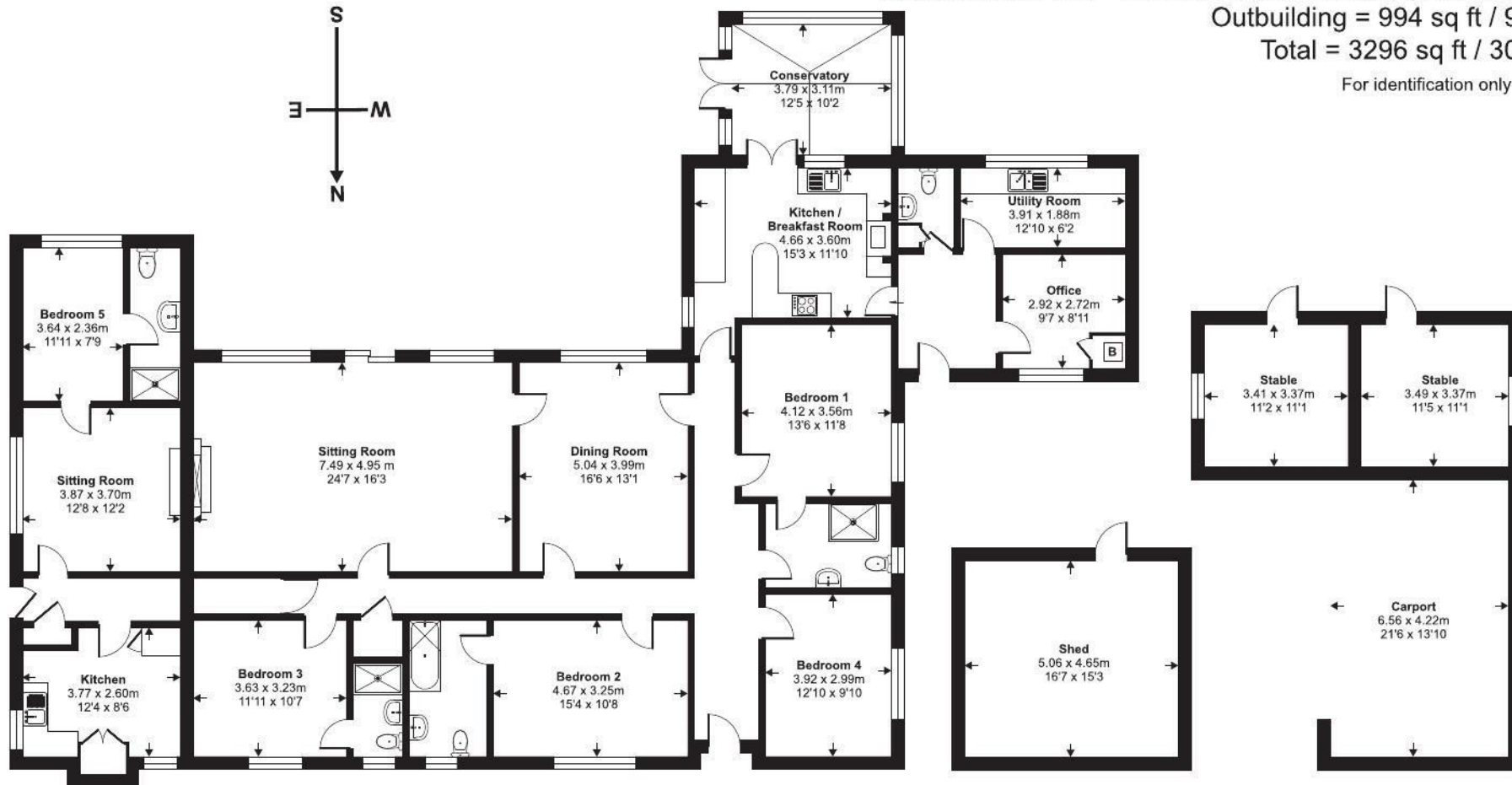


Approximate Area = 2302 sq ft / 213.8 sq m (excludes carport)

Outbuilding = 994 sq ft / 92.3 sq m

Total = 3296 sq ft / 306.1 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1430736



STAGS

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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      | 73        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |







