



Our View “A substantial six-bedroom family home in sought-after Orleigh Park, Newton Abbot.”

This impressive, detached family home offers spacious and versatile accommodation arranged over three floors. Beautifully presented throughout, the property features six double bedrooms, two en-suite shower rooms, a separate study, generous reception space, a delightful kitchen/breakfast room, private garden, ample parking, a double garage and EV charging point.

The accommodation begins with an entrance porch and welcoming hallway, featuring Karndean flooring, a cloakroom/WC, understairs storage and internal access to the double garage. The principal reception room is a generously proportioned living room with engineered oak flooring, a contemporary wall-mounted gas fire and double doors opening into the conservatory. Enjoying attractive views over the garden, the conservatory provides an excellent additional reception space and opens directly onto the rear patio. At the heart of the home is the superb kitchen/breakfast room, overlooking the rear garden. Fitted to a high standard, it incorporates Silestone worktops, an extensive range of wall and base units, integrated dishwasher, wine cooler, range cooker and breakfast bar. Double doors provide seamless access to the garden, making it ideal for family living and entertaining. A separate utility room

offers additional storage, worktop space and provision for a washing machine and tumble drier. The ground floor also benefits from a formal dining room with solid beech flooring. The first floor provides four generous double bedrooms, three with fitted storage. The principal bedroom features a dressing area and an en-suite shower room, while the second bedroom also benefits from its own en-suite facilities. A dedicated home office enjoys views over the rear garden, making it an ideal workspace. The family bathroom is attractively appointed with contemporary fittings and quality tiling. The second floor offers two further double bedrooms, one of exceptional proportions with Velux windows flooding the room with natural light. A modern shower room serves this level, together with a large walk-in airing cupboard providing additional storage. Outside, the property continues to impress. To the front, a driveway provides parking for up to four vehicles and leads to the double garage, which benefits from power and lighting. The rear garden enjoys an excellent degree of privacy. A large patio adjoining the kitchen and conservatory provides the perfect setting for al fresco dining and entertaining, while the level lawn is bordered by well-stocked flower beds. A pathway leads through the garden to a further seating area and a greenhouse, ideal for keen gardeners. Gated access is available to one side of the property.

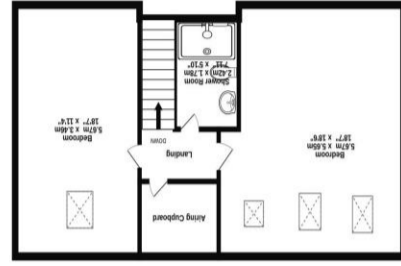
- Executive detached family home
- Sought-after Orleigh Park location
- Six double bedrooms
- Two en-suite shower rooms
- Separate study/home office
- Spacious living room
- Conservatory
- Impressive kitchen/breakfast room
- Separate dining room
- Family bathroom and additional shower room
- Private rear garden
- Double garage
- Driveway parking for four vehicles
- EV charging point
- Accommodation arranged over three floors





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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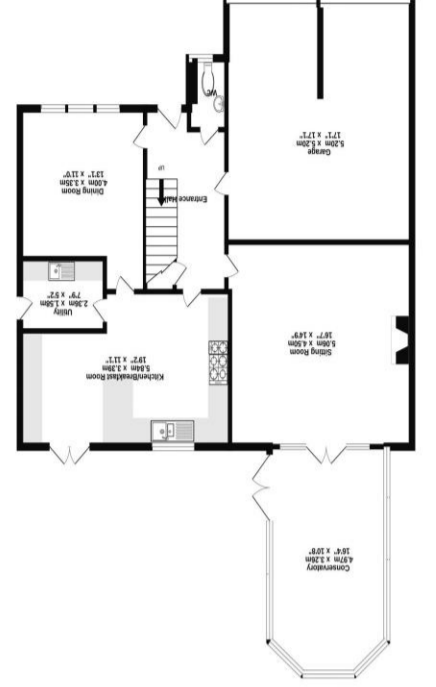
TOTAL FLOOR AREA : 245.8 sq.m. (2645 sq.ft.) approx.



2nd Floor (58.6 sq.m. (630 sq.ft.) approx.)



1st Floor (79.1 sq.m. (851 sq.ft.) approx.)



Ground Floor (108.1 sq.m. (1164 sq.ft.) approx.)

