



Sidmouth Road, Aylesbeare, EX5 2JJ

Guide Price: £999,995

An immaculately presented four bedroom detached house with outstanding and far-reaching views and grounds extending to approx. 1.2 acres. Offered to the market with no onward chain.

Winkworth

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The property:

This a rare opportunity to purchase a stunning family home which has been in the current family for over fifty years. The property has recently been fully renovated to a high specification and is located in the stunning East Devon area of natural beauty.

Ground floor:

The property is accessed via the driveway with no steps.

Kitchen/Breakfast Room: Engineered oak flooring, a mixture of wall and base units and kitchen island with roll top quartz work surface. Fitted appliances include a four ring induction hob, extractor fan, double ovens, dishwasher and sink. There is further space for an American style fridge freezer. Large sliding doors provide direct access onto the patio/barbeque area. Underfloor heating.

Utility Room: Engineered oak flooring, mixture of wall and base unit, roll top quartz work surfaces, stainless steel sink, plumbing for a washing machine and space for tumble dryer, underfloor heating.

Downstairs Cloakroom: Low level WC and wash handbasin.

Sitting Room: Large open plan sitting room, triple aspect windows, engineered wood flooring, under floor heating.

Dining Room: Plenty of room for a dining table set, engineered oak flooring, underfloor heating, window with views over the front aspect. First Floor;

First Floor:

Bedroom One: Large double bedroom, carpet flooring, radiator, picture window with stunning views over the surrounding

countryside and double French doors leading onto a private balcony.

En-Suite: Stand in shower cubicle, low level WC, his and hers sinks and vanity mirror.

Bedroom Two: Further double bedroom, carpet flooring, radiator and dual aspect windows.

Bedroom Three: Further double bedroom, carpet flooring, radiator and windows overlooking front aspect.

Bedroom Four: Further double bedroom, carpet flooring, radiator and window overlooking the front aspect.

Family Bathroom: Stand in shower cubicle, free standing bath, low level WC and wash hand basin.

Outside:

Two parcels of land are included in the sale of the property. Directly adjacent to the property is the old orchard, to the front of the property is a field totalling 1.2 acres.

The area directly accessed from the kitchen has been turned into a useful covered patio area which is functional all year round.

Large off road parking area accessed via a shared private driveway. This driveway will be shared with the new build houses.

Location:

The property is situated within the East Devon Area of Outstanding Natural Beauty, between the villages of Aylesbeare and Woodbury Salterton, along the A3052 which provides easy access to Exeter and the rest of East Devon. Aylesbeare has excellent local amenities including a church, village hall and pub. The local town of Ottery St Mary is close by and provides an excellent secondary school, supermarket, doctor surgery, dentist and pubs.



At a glance....

Recently renovated
 Four double bedrooms
 Three reception rooms
 Separate utility
 EPC: C
 Approx. 3.5 Acre plot
 South facing garden
 Located in heart of highly desirable east devon
 No onward chain

PROPERTY INFORMATION:

Freehold
 Council tax Band: F

Mains electric, gas, water.
 Agents note: There is planning permission on the land directly behind the property which is currently for sale by separate negotiation. For more information see the planning permission with East Devon ref: 23/1117/FUL.

Private drainage (septic tank).

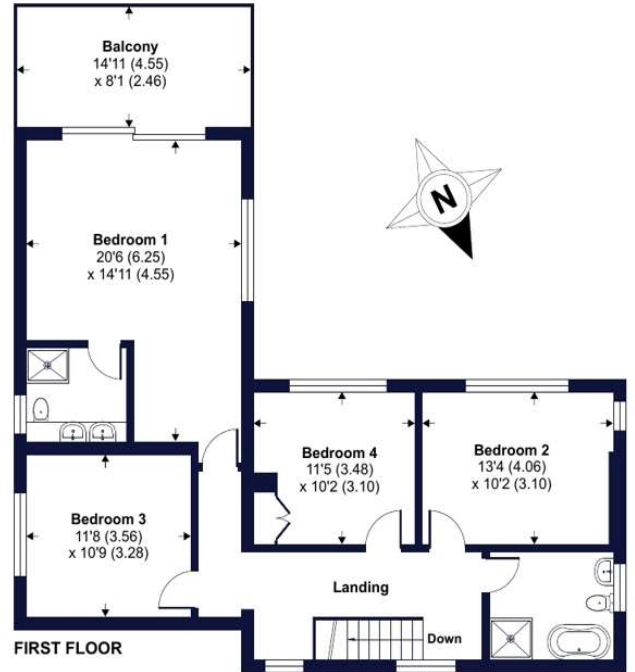
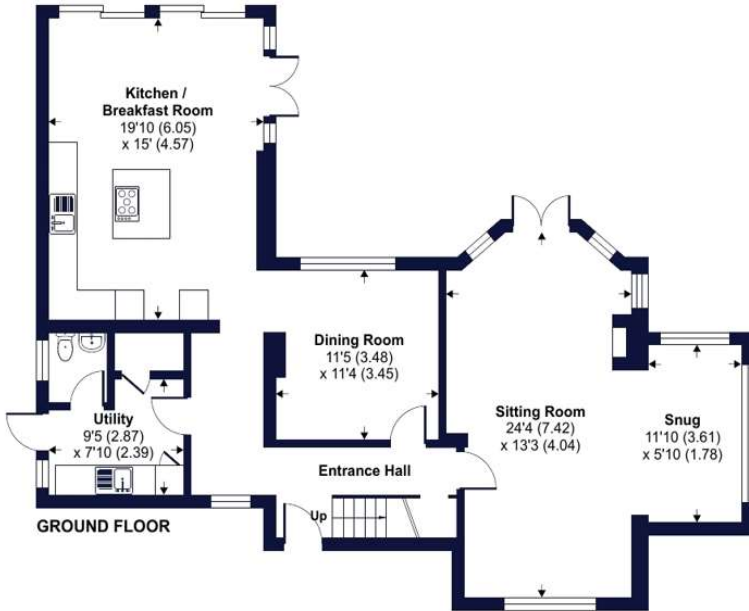
Broadband: Standard broadband up 24mbps. ADSL. Copper Broadband (checked on openreach)

Mobile: We understand that full mobile coverage is available (checked on Ofcom)

Greenfields Sidmouth Road, Aylesbeare, Exeter, EX5

Approximate Area = 2027 sq ft / 188 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1064699

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			
B (81-91)			
C (69-80)			
D (55-68)		71	80
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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