



4 Stones Gallop



Central Exeter 8 miles. M5 (J29) 4 miles.
Mainline train station 2 miles walk.

A superb detached family home in an accessible East Devon location

- Easy access to Exeter, M5, train station and Exeter Airport
- Well renowned pub nearby
- Kitchen overlooking the garden
- Double aspect sitting room
- 3 bedrooms (principal en suite)
- Enclosed garden
- Garage and parking

Offers In Excess Of
£300,000

SITUATION

Stones Gallop is situated on the eastern edge of Cranbrook, between the villages of Rockbeare and Whimple. Cranbrook town centre provides all of the essential amenities, including a shop, post office, doctor's surgery and veterinary practice. The award-winning Jack-in-the-Green pub and restaurant is within walking distance. The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities. There are also excellent transport links including Cranbrook railway station providing a regular service between Exeter and London Waterloo, local bus routes, Exeter airport, whilst being a short distance from the A30, as well as the M5 (J29).

DESCRIPTION

Built by Wainhomes in 2014, this detached home has recently been redecorated and provides accommodation perfect for modern family living with the kitchen overlooking the garden and a door opening from the garden into the garage.

The front door opens into the entrance hall with cloakroom and staircase leading to the first floor, along with doors opening into the remaining kitchen and sitting room. Fitted with a range of wall and base units and integrated appliances, the kitchen has plenty of space for a dining table with double doors opening to the garden. The double aspect sitting room includes a feature fireplace housing the electric fire.

To the first floor are three bedrooms; two of the bedrooms are double aspect, the principal includes an en suite shower room, whilst the third bedroom overlooks the garden. The family bathroom is fully tiled and comprises a white suite, including a shower over the bath.

OUTSIDE

To the front of the property is a path leading to the front entrance door and gate with an area of lawn and gravel bounded by a low-level hedge. To the far side is a driveway providing off road parking, whilst leading to the garage beyond. The rear garden is fully enclosed with a large patio, area of lawn and planted borders, along with a useful timber shed. The garage benefits from power and light.

SERVICES

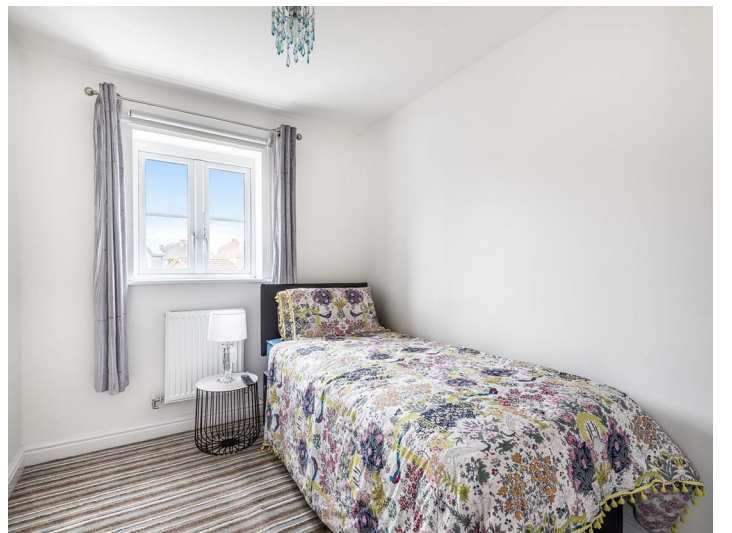
Mains water, electricity and drainage. Part of East Devon District Council's Cranbrook heat distribution network and energy centre. EON are the only provider for energy available in Cranbrook.

TENURE

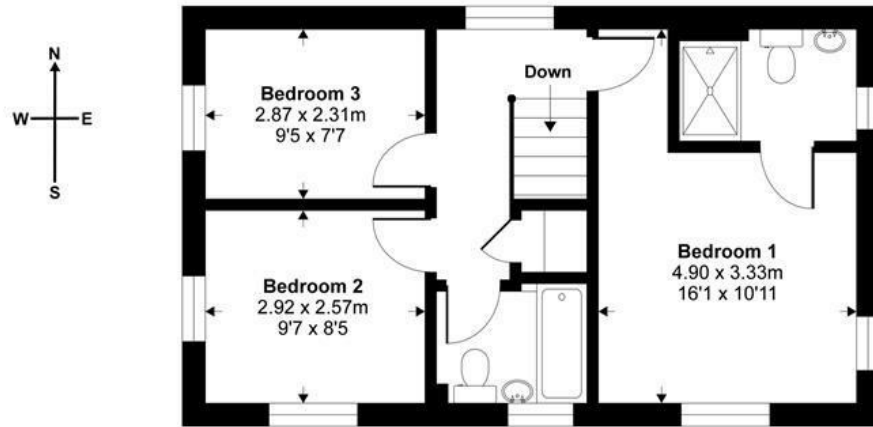
The property is Freehold. Londinium Way Management Company Limited maintains the communal grounds and the maintenance of the nearby play park, the vendor has advised us that the last bill received was £182 for the year.

DIRECTIONS

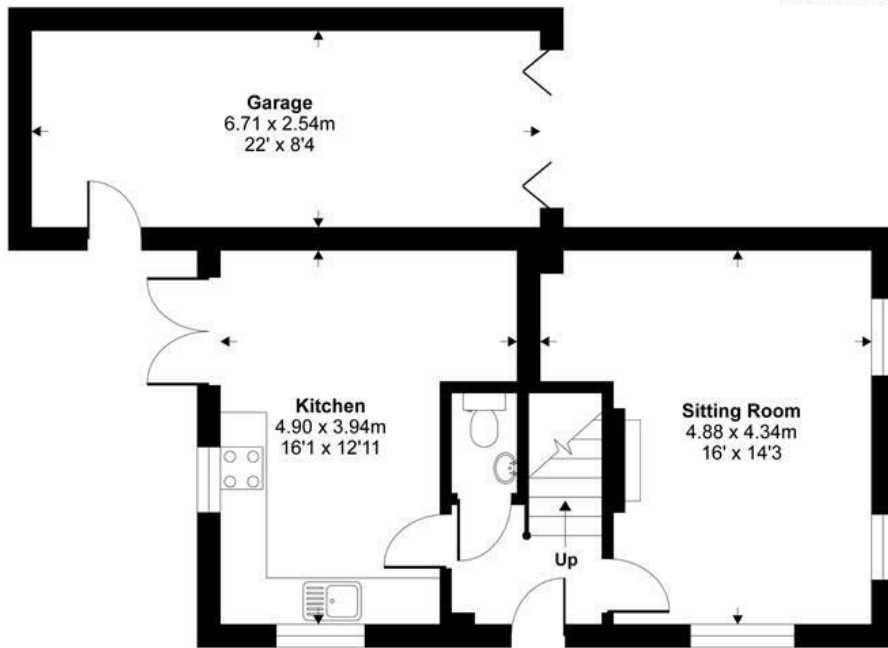
From Exeter proceed on the Honiton Road through Heavitree towards the M5 motorway. Pass under the M5 taking the next left signposted to the Science Park and Sowton Village. Carry on along this road through Clyst Honiton and head towards Cranbrook on the Clyst Honiton by pass (B3174). Continue on this road, passing the three roundabouts for Cranbrook. Southbrook Meadow can be found on your left hand side a short distance after The Jack in the Green. Stones Gallop will be found on the right.



Approximate Area = 910 sq ft / 84.5 sq m
 Garage = 187 sq ft / 17.3 sq m
 Total = 1097 sq ft / 101.9 sq m
 For identification only - Not to scale



First Floor



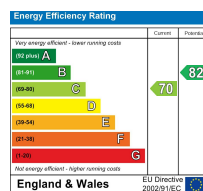
Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 707533.

These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



01392 255202
 exeter@stags.co.uk

stags.co.uk