



East of 
ESTATE AGENTS

Springfield Cottage

Kennford Offers in excess of £450,000

Springfield Cottage

Kennford Offers in excess of £450,000

Wonderful and deceptively spacious character cottage situated in the heart of the highly desirable village of Kennford. This superb property offers an abundance of period features and comprises of; spacious living room with large inglenook fireplace, further spacious dining room, modern fitted kitchen, useful utility/storage area, downstairs w.c, and large double aspect ground floor bedroom, and on the first floor are three further large double bedrooms and bathroom. A real feature of the property is the beautiful rear garden with open aspect views across the adjoining fields and countryside, there is a range of outside storage rooms which could be developed into office/studio/accommodation, plus an attached garage/playroom.

Attractive and deceptively spacious village cottage

- | Four double bedrooms
- | Spacious living room and further dining room
- | Modern fitted kitchen
- | Useful utility/storeroom and separate w.c.
- | Modern bathroom
- | Range of outside storage rooms offering potential
- | Attached garage/playroom
- | Wonderful garden with open views over adjoining fields
- | Must be seen!



APPROACH

Part glazed door to enclosed entrance porch. Windows to front and side aspect. Part glazed door to living room.

LIVING ROOM 16' 2" x 13' 7" (4.93m x 4.14m) (max)

Wonderful characterful room with Upvc double glazed window to front aspect and deep sill. Quality engineered oak flooring. Feature inglenook fireplace with slate hearth and fitted wood burning stove. Radiator. TV and telephone points. Exposed timbers. Door to built-in cupboard complete with shelving. Oak staircase leading up to the first floor. Doors to bedroom 1 and dining room.

DINING ROOM 15' 8" x 14' 3" (4.78m x 4.34m) (max)

Light and spacious room with large Upvc double glazed window to side and aspect and Upvc sliding patio doors to garden. Matching quality engineered oak floor. Feature brick faced wall and fireplace with slate hearth and fitted wood burning stove. Radiator. Wall lighting. Doorway to kitchen.

KITCHEN 16' 7" x 7' 8" (5.05m x 2.34m) (max)

Upvc double glazed window to side aspect with outlook over the garden. Modern fitted 'Shaker' style kitchen with excellent range of base, wall and drawer units in light green finish. Wood effect worktop with inset stainless



steel sink. Fitted Aga. Integral single electric oven, ceramic hob, dishwasher and microwave. Matching quality engineered oak floor. Window overlooking utility/storeroom and part glazed door to utility/storeroom.

UTILITY/STORE ROOM 17' 2" x 8' 6" (5.23m x 2.59m) (max)

Large useful room with space and plumbing for washing machine and plenty of storage space. Door to garden. Door to w.c. with white low level w.c. and window to side aspect.

BEDROOM 1 17' 0" x 11' 5" (5.18m x 3.48m)

Light and spacious double aspect master bedroom with Upvc double glazed windows to front and rear aspect. Picture rail. Radiator. Matching quality engineered oak floor. Glass panel double doors to built-in cupboard complete with shelving. TV point.

FIRST FLOOR

STAIRS/LANDING

Stairs from living room to attractive first floor landing with stripped wood floor. Exposed beams. Feature stone corner pillar. Doors to bedrooms and bathroom.

BEDROOM 2 18' 3" x 11' 8" (5.56m x 3.56m) (max to back of wardrobes)

Further spacious double aspect bedroom with Upvc double glazed windows to front and rear aspect offering wonderful outlooks. Radiator. Range of built-in wardrobes and high level cupboards. Door to further storage cupboard complete with shelving. TV point.

BEDROOM 3 13' 6" x 9' 6" (4.11m x 2.9m)

Spacious double bedroom with Upvc double glazed window with deep sill to front aspect with outlook over fields. Door to built-in wardrobe complete with hanging rail and shelf. Double doors to further built-in storage cupboard. Radiator.

BEDROOM 4 11' 1" x 8' 3" (3.38m x 2.51m) (max)

Spacious L shape room with Upvc double glazed window to side aspect. Radiator. TV point. Exposed ceiling timber.

W.C. AND BATHROOM

W.C. 12' 5" x 2' 8" (3.78m x 0.81m)

Door from landing to long passageway room with Upvc double glazed window to side aspect with built-in cupboard under. Velux ceiling window. White low level w.c. Radiator. Folding part glazed door to bathroom.

BATHROOM 7' 0" x 6' 6" (2.13m x 1.98m)

Upvc double glazed window to rear aspect. Modern white suite comprising; hand wash basin set in vanity unit with range of cupboards under and bath with tiled surround, glass screen and electric shower over. Stripped wood floor. Chrome ladder style radiator. Fully tiled walls. Hatch to loft space.

OUTSIDE

FRONT

Partly enclosed front garden with flower border and mainly laid to concrete offering hard standing parking for one vehicle and leading to attached garage. Gate to rear access.

GARAGE/PLAYROOM 17' 7" x 9' 9" (5.36m x 2.97m)

Converted garage currently used as playroom with Upvc double glazed window to rear aspect and sliding door to side access. (External garage doors to front are still in place with option to convert back to garage).

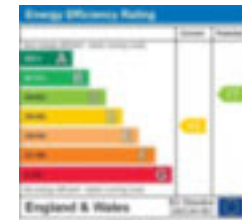
REAR GARDEN

A real feature of the property is the generous sized outside space and abundance of storage offering further potential. The garden features large lawned areas edged with a range of beds and borders stocked with a variety of plants, trees and shrubs. A further garden area at the far end is currently used as a vegetable garden and overlooks the adjoining fields and countryside beyond. Stone steps to the rear of the kitchen lead up to a large loft storage space area with some height restriction and two further large outside stores offering potential for development into office/studio space or further accommodation (subject to consents).





PROVISIONAL MEASUREMENTS ONLY. ROOMS SUBJECT TO SURVEYOR'S CONFIRMATION.



EAST DEVON OFFICE
Tel: 01392 877240
61 Fore Street Topsham
Exeter EX3 0HL

EXETER OFFICE
Tel: 01392 345070
18 Southernhay West
Exeter EX1 1PJ

www.eastofexe.co.uk
enquiries@eastofexe.co.uk

East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.