



East of **EXE**  
ESTATE AGENTS

Withen Lane  
Farringdon £440,000



# Withen Lane

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A lovely detached three bedroom dorma bungalow in a fantastic rural hamlet. Located a short drive from both Farringdon and Aylesbeare, ideally positioned for access into the city and the M5/A30. The property has a magnificent open plan kitchen/diner with French doors that open out the rear garden, a snug lounge, shower room and family bathroom. A lovely garden wraps around the property with ample parking and garage. In addition, the property also has planning consent to add a dorma extension to the front to form a fourth bedroom and to add an en-suite to the master bedroom.

Detached Dorm-Bungalow

| Three Double Bedrooms

| Planning Consent for Fourth Bedroom & En-Suite

| Large Open Planned Kitchen/Diner | Lounge

| Shower Room | Family Bathroom

| Beautiful Front & Rear Garden

| Garage & Ample Off-Road Parking

| Lovely Rural Location

## Approach

Oak House is located in a small hamlet between Farringdon and Aylesbeare on the quiet country road of 'Withen Lane'.

## Front Garden

A concrete driveway leads down to the garage with a large gravelled area to its side for additional parking. Beyond the garden becomes a lawn with a thick beech hedge to the side and a large tree homing a tree house. To the right gives access to the rear garden past a discrete oil tank and a sizable wood store.

## Entrance Hall

The hall way leads off to the lounge and kitchen and around to the ground floor bedroom. A set of stairs lead to the first floor under which is a storage cupboard.





### **Lounge** 3.20m by 3.53m

First off on the left is the lounge with a large window out to the front garden and a storage cupboard tucked away to the corner.

### **Bedroom Three** 3.25m by 3.00m

The only bedroom on the ground floor, bedroom three is a good size room with a lovely vista window out onto the front garden.

### **Shower Room** 2.40m by 1.90m

The shower room has been fitted with a large walk-in shower tray with 'Milan Modern Shower' and finished with large grey tiling. To the side is a matching grey vanity W.C and basin with decorative tiling over.

### **Kitchen/Diner** 5.40m by 5.00m (Diner 4.90m by 5.01m)

The open planned kitchen diner is where you see the splendour of this property. To the right a spacious kitchen has been fitted with a range of white 'shaker' style wall and base units topped with a solid wood worktop with inset white ceramic sink. To the side is an impressive Belling electric range cooker with ceramic hob, and to the centre a breakfast bar with storage underneath. A small utility cupboard houses the washing machine and a door leads out to the side of the property. Open planned off is a lovely dining room with a wood burning stove tucked into the chimney breast. The majesty of this room is the set of French doors that open out onto the rear patio and garden beyond.

### **Bedroom Two** 3.16m by 4.10

Bedroom two has a large dormer window with beautiful views out over the rear garden and the copse beyond. Tucked into the eave space is an abundance of storage space.

### **Family Bathroom** 2.11m by 2.32m

The family bathroom has been fitted with a matching white modern suite with vanity unit. To the side is a bath with shower over the top and has been finished with large decorative marble style tiling.

### **Bedroom One** 3.19m by 4.10m

Both bedrooms on the first floor are of equal generous size, and bedroom one is a mirror to bedroom two with under eave storage and a large dormer window with commanding views .

### **Rear Garden**

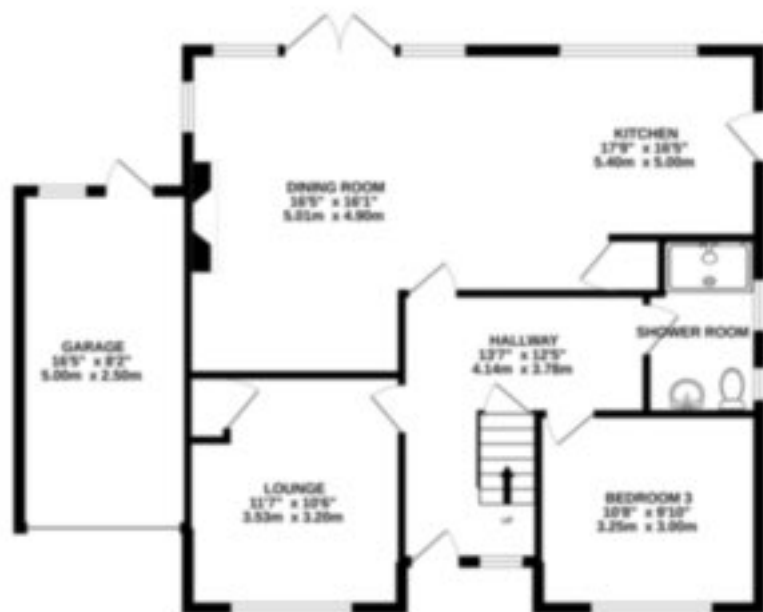
The tranquil rear garden has a patio running across the rear of the property accessed from the French doors out from the dining room. Steps lead down to the lawn which extends to the bottom of the garden and a copse beyond. The garden has been fenced with post and rail and planted beds running along side.

### **Planning Consent** Ref no: 21/1447/FUL

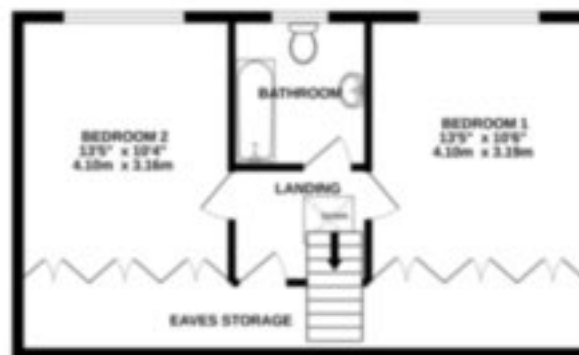
Planning consent has been granted to add dormer windows to the front of the property to create a fourth bedroom on the first floor and to add an en-suite to the master bedroom. Full details can be found on the East Devon planning portal.



GROUND FLOOR  
794 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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.