



- A SUBSTANTIAL DETACHED PROPERTY
- SET ON THE FRINGES OF BISHOPSTEIGNTON
- COMMANDING VIEWS TOWARDS THE ESTUARY AND BEYOND
- RECEPTION HALL, SITTING ROOM
- DINING ROOM OPENING TO SUN ROOM
- KITCHEN, UTILITY AND LARGE BOOT ROOM
- FOUR BEDROOMS (1 EN-SUITE) AND FAMILY BATHROOM
- INTEGRAL DOUBLE GARAGE/WORKSHOP
- EXTENSIVE PARKING AND LARGE GARDENS AND GROUNDS

**Forder Lane, Bishopsteignton, TQ14 9RZ**

**OIEO £750,000**

A substantial detached property of approaching 2500 square feet set in a south-facing position with outstanding estuary views. Reception hall, sitting room, dining room, sun room, kitchen, utility, boot room, four bedrooms (1 with en-suite) and family bathroom. Driveway, double garage, extensive gardens and small meadow.



## Property Description

### DESCRIPTION

Green Oaks is a substantial detached property set in a commanding, south-facing position with fantastic views towards the estuary and beyond from the principal rooms and the outside spaces. The property has a sweeping driveway approach, opening to an expansive parking area and the outside spaces comprise large lawns, terraces and a small area of meadow/nature garden to the rear. The house extends to approaching 2500 square feet and has spacious accommodation with a reception hall with a cloakroom/WC leading off, a spacious sitting room, a large dining room opening to a sun room and a kitchen with a utility leading off. Additionally the ground floor opens to a large outhouse/boot room where there is a further WC, a boiler room and internal access to the large double garage, which has a high ceiling and an electric entrance door. To the first floor there are four good sized bedrooms, one with an en-suite shower room, and a modern family bathroom. The property could perhaps offer development potential, subject to the necessary consent.

### LOCATION

Green Oaks sits in an attractive semi rural position on the fringes of the ever-popular village of Bishopsteignton. Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a post office/store, a chemist, a garden centre, a church, a village hall, two public houses, a local real ale brewery, a vineyard and the Cockhaven Arms. Additionally there is a well-regarded primary school. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and





a wide range of shops and amenities to include, a mainline railway station, a secondary school, Trinity School offering private education and many cafes and restaurants etc. The estuary offers good boating opportunities and Teignmouth golf course is only 2-miles away. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University.

From the entrance terrace, a timber effect uPVC double glazed front door with leaded light panels opens to the...

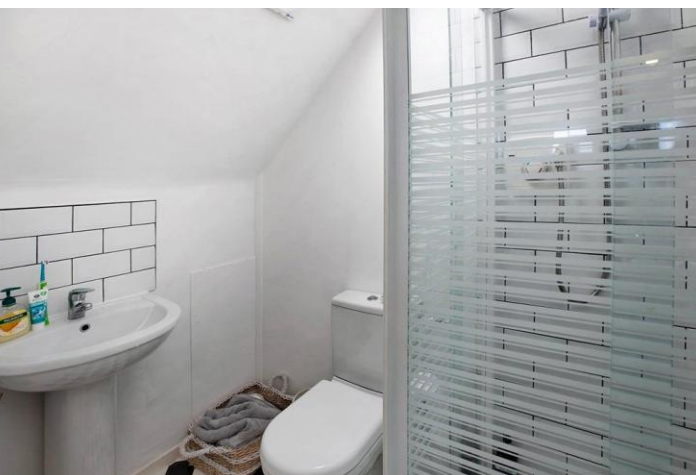


### RECEPTION HALL

An attractive, welcoming space with stairs having a timber balustrade rising to the first floor. There is timber panelling to one wall, a radiator and an understairs cupboard with coat hooks as well as doors to the principal rooms.

### CLOAKROOM/WC

With a rear facing uPVC opaque double glazed window, dado height ceramic tiling to the walls and ceramic floor tiles. WC, radiator, wall mounted wash hand basin and spotlights.



### SITTING ROOM

An appealing room with a large front facing uPVC double glazed picture window taking in truly outstanding views across nearby countryside towards the Teign estuary and taking in the local landmarks Coombe Cellars and Archbrook. There is a feature fireplace with a tiled surround and a raised hearth with mantle over. Wall lights and double radiator.

### DINING ROOM

The dining room is a lovely space, which has side facing uPVC double glazed sliding patio doors opening

to a side terrace, giving a good sense of inside/outside living. The dining space has ample space for a large table and chairs, a radiator and free flows to the.....

### SUN ROOM AREA

With multiple, timber effect uPVC double glazed windows having truly breathtaking views across the surrounding area towards meadows, the Teign estuary and beyond as described. From this space uPVC, timber effect double glazed French doors open to steps, which in turn lead to the south facing front terrace. Radiator.

### KITCHEN

A dual aspect room with side and rear facing, timber effect uPVC double glazed tilt & turn windows, taking in good views across nearby meadows and towards rolling countryside. The kitchen is fitted with a comprehensive range of floor and wall mounted units with timber cupboard door and drawer fronts and extensive areas of laminate, roll-edge work surface with tiled surrounds and an inset double drainer, stainless steel sink unit with mixer tap. There is a built-in four-ring ceramic hob with filter over, a built in double oven and space and plumbing for a dishwasher. Wine rack, double radiator, coving to ceiling and spotlights.

### UTILITY ROOM

With a high set, uPVC double glazed window and the wall-mounted electric trip switches and meter. There is a Butler-style sink with tiled surround, cupboard beneath and an area of roll edge work surface with space and plumbing for a washing machine beneath. built-in full height pantry cupboard and radiator.

### GROUND FLOOR BEDROOM/STUDY

With a rear facing, a timber effect uPVC tilt & turn window overlooking the meadow to the rear, radiator. There are a range of built in cupboards and a doors

opens to the....

### OUTHOUSE/BOOT ROOM

With a paved floor and a panel door with window beside opening to the outside at the rear. There is also access to a WC with wash hand basin and a doorway opens to a boiler room which provides storage and houses the recently installed floor-mounted oil-fired boiler for central heating. Also in the outhouse/boot room an internal door opens to the LARGE DOUBLE GARAGE with a high ceiling, a window to the side and an electric up and over door. The garage also has a strip light, a workbench, power points and provides extensive storage.

### FIRST FLOOR LANDING

With a rear facing, uPVC double glazed, timber effect tilt & turn window overlooking the rear meadow and rolling countryside beyond. There is a radiator and double doors open to the airing cupboard housing the factory lagged hot water cylinder and having slatted shelving. Further double doors open to a useful, part-shelved storage cupboard, there is access to the loft space and doors to the principal upper floor rooms. A door opens to a further large and useful part shelved storage cupboard.

### BEDROOM 1

A particularly lovely and spacious room with a front facing, timber effect uPVC double glazed window having truly breathtaking views over the surrounding area, taking in a broad expanse of the Teign estuary from Ringmore in the east taking in Archbrook, Coombe Cellars and the rolling countryside above Combeinteignhead. Double radiator.

### BEDROOM 2

A good sized room with a timber effect uPVC double glazed tilt & turn window with a westerly aspect

overlooking rolling countryside, a double radiator and double doors open to.....

### EN-SUITE SHOWER ROOM

Fitted with a modern, three-piece suite comprising a tiled shower cubicle with Mira shower, a pedestal wash hand basin with tiled surround and a WC. Extractor fan.

### BEDROOM 3

With a front facing uPVC double glazed timber effect tilt & turn window having wonderful views towards the estuary and beyond as described. Radiator, access to eaves storage space and double doors open to a built-in wardrobe.

### BEDROOM 4

With a front facing, timber effect uPVC double glazed tilt & turn window with good estuary views as described from bedroom 1. Coving to ceiling and door opens to a built-in wardrobe with shelf.

### FAMILY BATHROOM

The family bathroom is fitted with a modern three piece suite having a panel bath with full height tiled surrounds, an attached curved shower screen and Mira shower over. There is a pedestal wash hand basin with a tiled surround and de-mist mirror over and a WC. Rear facing uPVC opaque double glazed window, panelling to ceiling and a radiator/towel rail.

### OUTSIDE

To the front of the property, approached from Forder Lane there is a timber gate which in turn opens to the driveway which rises through the front gardens to an extensive parking area at the front/side of the property where the aforementioned garage is approached. To the front of Green Oaks, set below the driveway there is a sweeping expanse of lawn with hedging and a mature willow on the eastern boundary. Above the driveway

there is a further large area of lawn with an adjoining natural boundary having mature trees and shrubs to include an oak tree. Also to the front of the property steps rise through mature rockeries to a south facing paved terrace, partly enclosed by curved stone walls and with this area being a wonderful spot to contemplate the rural surroundings and good estuary views. To the east side of the house there is a further paved terrace with a timber shed and, adjoining this area there is a former swimming pool which could potentially be re-instated with this area enclosed by picket fencing. A pathway runs along the rear of the property, opening to an area laid to hardstanding and there is a rear entrance porch approached from the kitchen where a timber panelled doors opens to an outside store. From the rear, steps rise to a rustic timber gate which opens to a small area of meadow set on the south facing hillside behind the property.

**MATERIAL INFORMATION** - Subject to legal verification

**Freehold**  
Council Tax Band E

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#### **AGENTS NOTE**

The property has private drainage and oil fired central heating.



**Ground Floor**  
139.7 sq.m. (1504 sq.ft.) approx.



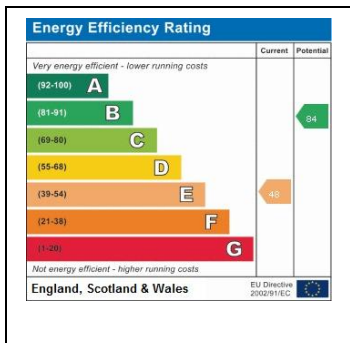
**1st Floor**  
91.3 sq.m. (983 sq.ft.) approx.



**TOTAL FLOOR AREA : 231.1 sq.m. (2487 sq.ft.) approx.**

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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