



**East of**   
ESTATE AGENTS

**Brooklyn**

Woodbury Salterton £895,000

# Brooklyn

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This beautiful four double bedroom detached property has been recently extended and finished to an extremely high specification throughout. The property has been meticulously designed with an open plan contemporary living space with bi-fold doors to two sides which open out to a decked terrace and garden allowing for inside outside living. Located in the highly sought after and picturesque village of Woodbury Salterton with excellent primary school, village pub and church, just a short distance from local amenities in nearby Woodbury and with excellent transport links. This property offers exceptional ground floor living space with two reception rooms and magnificent open planed kitchen diner, along with four double bedrooms with the master en-suite. To the front is a garage with electric garage door, ample off road parking, electric car charger and wrap around front and side gardens. To the rear a delightful south facing garden with composite decked terrace accessed from the kitchen from which to sit and take in the countryside surroundings.

## Detached

- | Four Double Bedrooms with Master En-Suite
- | Contemporary Open Planed Kitchen Diner
- | Spacious South Facing Sitting Room
- | Family Room | Cloak Room | Family Bathroom
- | Landing with Study Space | Utility Room
- | Tranquil Rear Garden
- | Garage & Ample Off-Road Parking
- | Village Location

### APPROACH

The property is set back behind two white pillars with a brick paved drive leading to the garage and the front door. To the sides the garden have been laid to lawn interspersed with fruit trees beyond which a low wooden fence with gate access leads around to the rear of the property.

### ENTRANCE HALLWAY & CLOAKROOM

A spacious hallway awaits with stairs to the first floor and doorway to the right leading into the lounge. Around to the left is the cloak room which has been fitted with a contemporary white WC and basin and space to the side for coats and shoes. Beyond again the hallway opens out to reveal the impressive open kitchen diner.

### SITTING ROOM 6.45m by 3.96m

The lounge forms a beautiful space with double aspect views from the curved bay window to the front and its large bi-fold doors which open out





to the rear garden creating a light and airy feel. Tucked into the corner is a beautifully curved freestanding multi-fuel stove.

#### **OPEN PLAN KITCHEN/DINER** 6.66m by 4.64m

This magnificent kitchen continues to represent the quality of finish to this beautiful property. First off is the impressive central island with black units and white stone work top which forms a breakfast bar to one side and pan drawers to the other. A discrete wine fridge is fitted to the far end and a five burner gas hob to the centre. To the side the kitchen holds tall larder units with eye line oven and the kitchen sink is located to take in the beautiful views out across the neighbouring fields. Open out again is the charming dining area that features two sets of bi-fold doors on opposing corners that open out to reveal the beauty of the patio and the garden beyond. The impressive stone flooring with under floor heating runs through the hall and kitchen and ties in with the patio tiles to form one continuous space.

#### **UTILITY ROOM**

Tucked off the kitchen, the utility room hosts a set of sleek white wall and base units with inset sink and space for white goods.

#### **FAMILY ROOM** 5.71m by 3.67m

Off to the side of the kitchen is this spacious family room with its character curved bay window fitted with white shutter blinds.

#### **FIRST FLOOR LANDING**

This is an exceptionally spacious landing which has been cleverly utilised to provide two study spaces under the eaves which is bathed in light from the sky light window above.

#### **FAMILY BATHROOM**

First off the stairs is the family bathroom which has been fitted with a contemporary suite with a shower over the top of the bath. The room has been beautifully tiled throughout and again highlights the attention to detail and the quality of finish.

#### **BEDROOM 3** 3.40m by 3.20m

Bedroom three is beautiful light and spacious double room with sky light window letting the light flood into the room.

#### **BEDROOM 4** 3.25m by 3.20m

Similar in size bedroom four like all the bedrooms is an ample double room with sky light window above.

#### **BEDROOM 2** 4.42m by 3.05m

Bedroom two is another light and spacious room with views out to the front garden and a large built-in wardrobe to the side.

#### **BEDROOM 1 WITH ENSUITE** 4.85m by 3.96m

The master en-suite is naturally a delightful room taking full advantage of its views out to the front garden. Built into the eaves is a spacious wardrobe and tucked into the corner is a delightful en-suite. The en-suite is fitted with a large walk-in shower with a wet room floor and a modern W.C and hand basin and again beautifully tiled throughout.

#### **REAR GARDEN**

The delightful south facing rear garden has a fetching raised patio with inset floor lights which forms a beautiful outside living space. This continues to the side of the property to form a more sheltered area currently utilised for the barbecue. Two raised beds planted with an array of flowering plants and shrubs forms a partition to the main lawn garden which itself has borders planted with flowering plants. Running along side the house is a small brook which borders onto the neighbouring fields.

#### **GARAGE**

Accessed via a fob operated roller door from the front of the property and pedestrian door to the rear garden, the garage has been fitted with light and power and to the front is an E.V charging point.





**1ST FLOOR**  
941 sq.ft. (87.5 sq.m.) approx.



**TOTAL FLOOR AREA: 2076 sq.ft. (192.9 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with SketchUp 2021



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**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 illustrative 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.