



East of 
ESTATE AGENTS

Village Road
Woodbury Salterton £795,000

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Nestled close to the centre of the highly sought after village of Woodbury Salterton, this impressive four-bedroom detached home offers beautifully extended and spacious accommodation, including a stunning open-plan kitchen/living/dining space with vaulted windows, two further reception rooms, and stylish modern interiors throughout. Set behind gated access with ample parking, a newly built detached double garage, and lovely level gardens, this individual property perfectly blends contemporary comfort with an idyllic village location.

Detached Family Home | Located in the highly sought after village of Woodbury Salterton | Gated entrance with detached double garage and off-road parking | Stunning open plan kitchen/living dining room | Utility Room | Large formal sitting room | Family room/snug | Four bedrooms including master ensuite | Lovely level gardens | Beautiful décor throughout

DESCRIPTION

Set behind a gated entrance and located close to the heart of Woodbury Salterton, this beautifully presented four-bedroom detached family home has been thoughtfully extended over the years to create impressive, versatile living spaces and stylish modern comforts throughout.

At the heart of the home is a stunning open-plan kitchen/dining/living area, designed with both everyday living and entertaining in mind. This exceptional space features vaulted ceiling-height windows that flood the room with natural light and offer wonderful views across the gardens. Double sliding doors open seamlessly to the outside, while a wood-burning stove adds warmth and character. The contemporary kitchen includes modern units, well-placed feature lighting, and direct access to a separate utility room.

The property offers excellent reception space, including a large sitting room converted from the former garage and an additional family room, both beautifully decorated and ideal for flexible use. A downstairs cloakroom completes the ground floor.



Upstairs, there are four bedrooms, including a generous master bedroom with ensuite, along with a newly fitted modern family bathroom. All rooms are tastefully finished, reflecting the property's high standard of presentation.

Outside, the home enjoys a perfectly sized, level garden, offering plenty of space for outdoor dining, play and relaxation. A newly built detached double garage provides superb storage or workshop potential, while the expansive driveway offers ample parking for several vehicles. Combining contemporary living with a village setting, this individual home delivers a rare opportunity to secure spacious, high-quality accommodation in this sought-after location. Perfect for families or those seeking a well-designed home with excellent amenities on the doorstep.

LOCATION

Woodbury Salterton is a charming and welcoming East Devon village, offering a peaceful rural setting while remaining well connected to nearby towns and amenities. At its heart stands a traditional village church, providing a focal point for local community life. Families benefit from the well-regarded Woodbury Salterton Church of England Primary School, a small and friendly village school just a short walk from most homes.

The village also enjoys a popular local pub, The Diggers Rest, known for its warm atmosphere, quality food, and characterful, historic surroundings-an ideal spot for meeting friends or enjoying a relaxed meal.

Surrounded by beautiful countryside, Woodbury Salterton offers excellent walking and outdoor opportunities, with convenient access to Woodbury, Exeter, and the wider East Devon area. It's a wonderfully balanced location-quiet, picturesque, and community-oriented, yet close to everything you need.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: F

Council: East Devon District Council

Parking: Double Garage and ample parking

Garden: Front and Rear Gardens

Electricity: Mains

Gas: Mains – Gas Central heating

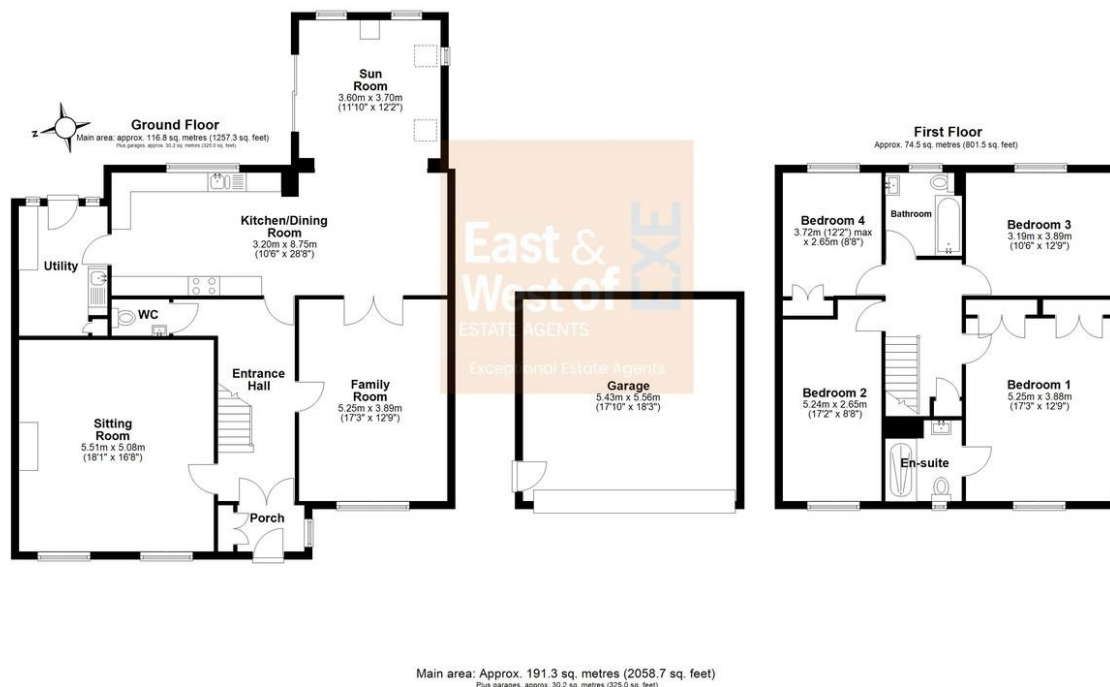
Water supply: Mains

Sewerage: Mains

Broadband: Fibre To The Cabinet with up to 76mbps download and up to 15 mbps upload.

Mobile Signal: Several networks currently showing as available at the property including EE and O2.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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