



£950,000

Pastures , Vicarage Road, East Budleigh, Budleigh Salterton, Devon, EX9 7EF





**Modern detached family home offering 2867sq ft of versatile accommodation backing onto a recreation field, located in the popular East Devon Village of East Budleigh**

- Large Open Plan Kitchen/ Dining /Family Room
- Sitting Room with Feature Fireplace
- Large Reception Hall and Study Area
- Boot Room
- Large Utility Room
- Cloakroom
- 4 Bedrooms in total - one on the ground floor with dressing Room and en-suite
- 3 First Floor Bedrooms - Master with walk-in wardrobe and en-Suite
- Double Glazing & Gas Central Heating
- Landscaped front and rear gardens
- Detached Double Garage (21 x 20) and ample parking

**DESCRIPTION:** A well-presented four-bedroom detached home that has been thoughtfully developed and improved by the current owners in recent years. The property is situated in the highly sought-after village of East Budleigh, enjoying a peaceful rural setting backing directly onto the village recreational ground, with attractive views across open fields in the distance. The heart of the home is a spacious and contemporary kitchen-family room, designed with modern living and entertaining in mind. This impressive space provides ample room for cooking, dining and relaxing, making it ideal for hosting family gatherings or social occasions. Large windows and doors allow plenty of natural light to flood the room while offering pleasant outlooks towards the garden and surrounding countryside. The accommodation throughout the property is well balanced, with four comfortable bedrooms and versatile living spaces suited to

modern family life. Outside, the home benefits from its attractive position on the edge of the village, combining a sense of privacy with easy access to local amenities and the charming community atmosphere that East Budleigh is well known for. Overall, this is a beautifully maintained family home offering generous living space, modern improvements and a delightful rural outlook in one of East Devon's most desirable village locations.

**SITUATION:** East Budleigh is a highly desirable and historic village in East Devon, famously the birthplace of Sir Walter Raleigh. Steeped in charm, it features a striking church, thatched cottages, and a vibrant village centre. Once a thriving market town and port on the River Otter, it is now a sought-after place to live with a strong sense of community. The village lies just two miles from the coastal town of Budleigh Salterton, offering a pebbled beach, shops, restaurants, and recreational facilities, while sandy beaches at Exmouth are only six miles away. Nestled in an Area of Outstanding Natural Beauty, East Budleigh provides easy access to Woodbury Common for walking, cycling, horse riding, and wildlife. Exeter, approximately 11 miles distant, offers excellent schooling, shopping including Princesshay and John Lewis, cultural attractions, and a renowned university. The village has a general store, pub, primary school, and convenient bus links to Budleigh Salterton, Exmouth, and Sidmouth. Excellent road connections via Junction 30 of the M5 make commuting straightforward, blending rural charm with modern convenience.

**The accommodation comprises (all measurements are approximate) :-**

#### **GROUND FLOOR**

**ENTRANCE** Door to..

**RECEPTION HALLWAY** Generous space with stairs leading up to the first floor with stainless steel balustrade. Tiled floor with underfloor heating. Study space. Atrium level Velux windows. Built-in cloaks cupboard. Understairs cupboard. Doors open through to kitchen/ family room. Doors off to...

**SITTING ROOM** 16' 5" (5.00m) x 14' 2" (4.32m): Double glazed window to the front and to the side. Radiator. Feature fireplace. Coved ceiling.

**OPEN- PLAN KITCHEN/DINING/FAMILY ROOM** 29' 3" (8.92m) x 27' 8" (8.43m): A large bright room with double glazed windows and sliding door leading out onto the garden. Feature corner cast iron wood burner. Fitted storage with display shelving. Underfloor heating throughout. The kitchen comprises quartz worktop surfaces with a large under counter stainless steel sink and food waste sink with insinkerator. Quooker hot water tap. Five plate induction Neff hob with granite splash back. Cupboards and drawers under with space for dishwasher. Integrated fridge. Built-in oven and combination oven with warming drawer. Central island unit with granite worktop and a quartz worktop that extends off to provide a breakfast bar. Matching wall mounted cupboards with hidden pelmet lighting. Downlighters throughout. Cooker hood. Sliding door to the...

**PANTRY.** Solid wood worktops with cupboards under. Wall mounted shelving providing ample storage. Space for American style fridge freezer.

**CLOAKROOM** 6' (1.83m) x 4' (1.22m):

White suite comprising low level WC. Wash hand basin with mixer tap in tiled splash back. Radiator with towel rail. Double glazed opaque window to the rear. Downlighter. Door to a further storage room with shelving.

**BOOT ROOM** 8' 5" (2.57m) x 6' 7" (2.01m): Tiled floor. Doors off to..

**UTILITY ROOM** 14' 2" (4.32m) x 10' 2" (3.10m): Large room with a double glazed window to the rear. Opaque double glazed door to the outside. Roll edge worktop surface with stainless steel

sink with mixer tap. Cupboards and drawers under. Space for freezer. Tiled floor. Fitted cupboards and open shelving. Wall mounted Worcester gas fired boiler.

**DRESSING ROOM** 11' 2" (3.40m) x 9' 1" (2.77m): Double glazed window to the front. Under floor heating. Downlighters. Two fitted double wardrobes. Door to...

**BEDROOM 4** 11' 2" (3.40m) x 11' (3.35m): Double glazed window to the front. Under floor heating. Sliding opaque glass door to...

**EN-SUITE** 9' 3" (2.82m) x 4' 8" (1.42m): Large walk- in fully tiled shower with glass screen and built-in shower unit. Wash hand basin with cupboard under with mixer tap in tiled splash back. Low level WC with enclosed flush. Opaque double glazed window to the side. Fitted storage. White runged radiator. Downlighters.

## FIRST FLOOR

**LANDING** Two large Velux windows to the front. Two double fitted storage cupboards one housing the pressurised hot water cylinder. Radiator. Doors lead off to...

**BEDROOM 1** 21' 2" (6.45m) x 14' 3" (4.34m): Double glazed window to the rear and to the side. Range of fitted wardrobes. Radiator. Walk in wardrobe. Sliding door to...

**EN-SUITE** 8' 8" (2.64m) x 8' 7" (2.62m): Twin wash hand basins with mixer taps with storage under in tiled splash back. Twin mirrored medicine cabinets with LED lighting. Corner walk-in shower with glass screen and twin-headed fitted shower in full tiled surround. Low level WC. Bidet. Dressing table with storage under with mirrored back. Opaque double glazed window to the side. Chrome runged radiator.

**BEDROOM 2** 17' 4" (5.28m) x 14' 2" (4.32m): A large room with double glazed window to the rear. Radiator. Eaves storage.



**BEDROOM 3** 15' 9" (4.80m) x 11' 1" (3.38m): Double glazed window to the front. Fitted wardrobe. Further storage cupboard. Radiator.

**BATHROOM** 8' 8" (2.64m) x 6' 1" (1.85m):

Panelled bath with central mixer bath tap with rain head shower unit. Low level WC. Wash hand basin with storage under and mixer tap. Fitted mirrored medicine cabinet with back LED lighting. Runged radiator

### OUTSIDE

The property features both front and rear gardens, thoughtfully designed for ease of maintenance. The rear garden includes a spacious paved patio, and a BBQ area with a gas connection. There is also a garden shed/workshop equipped with lighting and power. Additional features include a cold water tap, exterior lighting, and a side pedestrian access gate. At the front of the property, a generous tarmac driveway provides ample parking and leads to the double garage.

**DOUBLE GARAGE** A modern double garage (21ft X 20ft) fitted with lighting and power, accessed via an electrically operated roller door

**COUNCIL TAX:** Band E - £3105.16

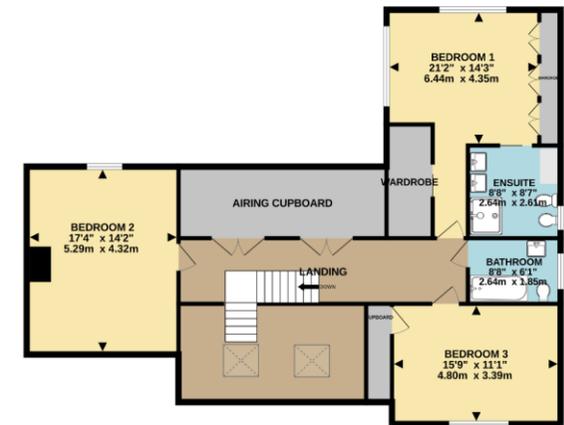
**TENURE:** Freehold

**WHAT3WORDS** ///gashes.hospitals.dried

GROUND FLOOR  
1583 sq.ft. (147.1 sq.m.) approx.

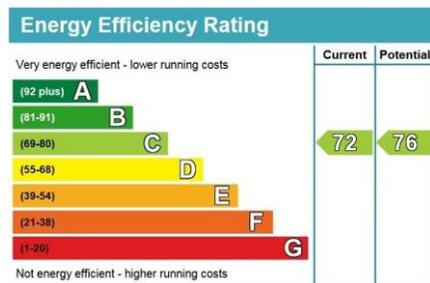


1ST FLOOR  
1284 sq.ft. (119.3 sq.m.) approx.



TOTAL FLOOR AREA : 2867 sq.ft. (266.4 sq.m.) 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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### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

