



STAGS

1 Manor Gardens

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Exbourne, Okehampton, EX20 3RW

Okehampton 5 Miles Exeter 27 Miles

- Superb Detached House
- Sought After Village Location
- 4 Bedrooms
- Spacious Reception Rooms
- UPVC Double Glazing
- Oil Central Heating
- Large Gardens
- Double Garage

Guide price £395,000

SITUATION

Number 1 Manor Gardens is situated in the heart of the popular conservation village of Exbourne. The property is within a short walk of the village's excellent range of local facilities which include a recently constructed village shop, village pre school and primary school, popular Inn, garage and parish church. There is also a village hall with many community activities. Exeter can be reached in 35 minutes and there are regular bus services to Okehampton and to Exeter. The nearby town of Okehampton offers an excellent range of shops and services. The town has 3 supermarkets including a Waitrose and a range of nationally owned shops and businesses together with schooling from infant to sixth form level. The town also has a modern hospital together with a state of the art leisure centre in the attractive setting of Simmons Park. From Okehampton there is access via the A30 dual carriageway west into Cornwall or east to the cathedral and the university city of Exeter with its major shopping centre, M5 motorway, mainline rail and international air connection. The Dartmoor National Park is easily accessible at Okehampton as are the north and south coast of Devon and Cornwall with some attractive beaches and delightful coastal scenery.

DESCRIPTION

The property was constructed around 1981, and occupies a delightful location within the village, having a total plot in excess of 1/4 of an acre. The house stands within exceptionally well stocked mature gardens with attractive rural views taking in surrounding countryside. The internal accommodation is particularly light and spacious ideally lending itself as a comfortable family home. There is a well fitted kitchen, spacious living room and separate dining room, 4 bedrooms 1 having en suite dressing room and shower room with further large bathroom. There is driveway parking for a number of vehicles and an attached double garage. This is an ideal opportunity to acquire a modern maturing detached house on a good size plot in this most popular rural village.

ACCOMMODATION

ENTRANCE LOBBY: being glazed with 2 doors from driveway, tiled floor, 2 french doors to: ENTRANCE HALL: With stairs rising to FIRST FLOOR: Radiator, CLOAKROOM: Low level WC, vanity wash basin in tiled surround, heated towel rail, tiled floor, coat hooks and



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extractor. SITTING ROOM: A spacious triple aspect reception room with views over gardens. Open stone fireplace with tiled hearth, radiator DINING ROOM: Sliding patio doors to rear garden, fitted book shelving to one wall, radiator KITCHEN/BREAKFAST ROOM: Fitted with a range of units in cream with woodblock effect work surfaces and extensive tiled splash backings. Inset twin bowl single drainer sink with mixer tap, work surfaces with extensive range of cupboards and drawers beneath, inset 4 ring ceramic hob with electric oven beneath and extractor above, range of fitted wall cupboards, fitted storage/larder cupboard, double aspect windows, radiator, pine boarded ceiling and spot lighting. UTILITY ROOM: With part glazed door to side, Worcester oil fired central heating boiler, space and plumbing for automatic washing machine and dishwasher, fitted shelving. STUDY: Window to side, fitted shelving to walls, radiator. FIRST FLOOR: From the entrance hall a turned staircase gives access to the spacious landing with galleried balustrade around the stairs, window to rear. MASTER BEDROOM: Window to front overlooking gardens and surrounding countryside, radiator, ADJOINING DRESSING ROOM: With range of built in wardrobes with folding doors, radiator, window to side, through to ENSUITE: Shower room, fully tiled shower cubicle with MIRA electric shower unit and screen door, pedestal wash basin with tiled splash backing, low level WC, bidet, window to side, pine shelf/cupboard, BEDROOM TWO: A light and spacious double aspect room with views over gardens and surrounding countryside, range of fitted wardrobes to one wall, radiator. BEDROOM THREE: Window to rear, fitted wardrobes and dressing table, radiator,

BEDROOM FOUR: Window to front overlooking gardens and surrounding farm land, radiator. LARGE BATHROOM: A spacious and light room with large double glazed roof lights. Pine panelled bath in tile surround, pedestal wash basin, low level WC, bidet, fully tiled shower cubicle with mixer shower taps and screen door, part vaulted ceiling with recess lighting, radiator.

OUTSIDE

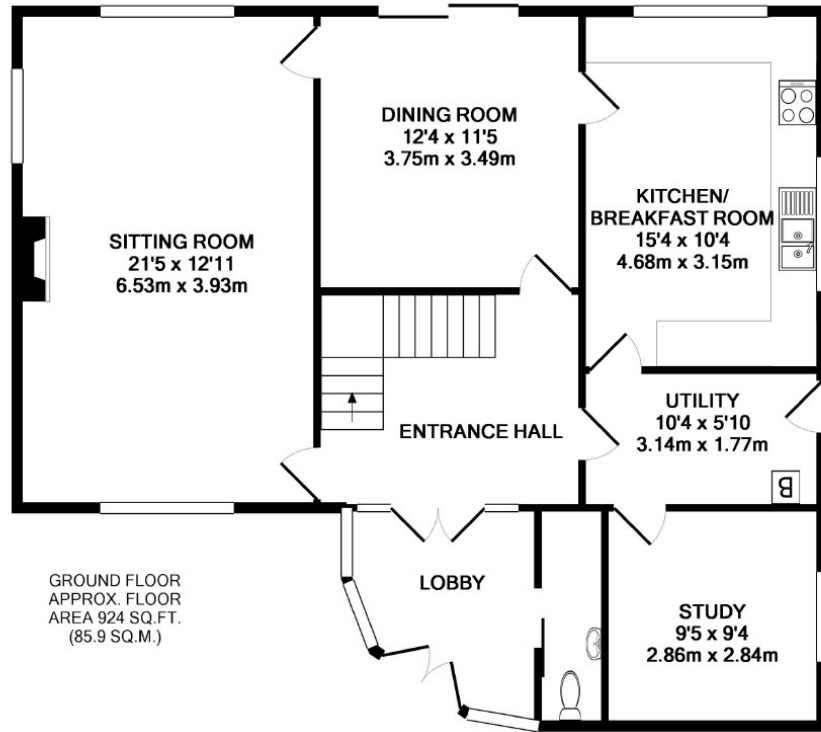
The property is approached from the road via a tarmac driveway shared only with the adjacent property. The driveway leads past the next door property and up to number 1 whose gardens and parking area are completely self contained. To the front of the house there is a tarmac driveway/parking area with space for a number of vehicles and being bordered by shrubs and roses. Access to double garage 17' 3" by 17' with up and over door and rear personal access door, outside tap. Adjacent to the driveway is a vegetable garden, with paved patio and aluminium framed greenhouse 10' x 6', raised vegetable beds and fruit trees. Tarmac pathway leads to each side of the house. The main portions of the garden lie to the rear and side of the house. Immediately at the rear, is a paved patio adjacent to the dining room/french doors. The gardens are laid predominately to lawn, bordered by a wealth of mature trees and shrubs and conifers. There are rhododendron, Azalea, Hydrangea and many perennials and annuals. In the centre of the lawn is a delightful fish pond with water feature and being bordered by shrubs and plants. In the corner of the garden is a further small patio being a delightful sitting out area. At the side is a further area of lawned garden, bordered by shrubs, trees and conifers. There is a concrete patio area with a cedar and glazed summerhouse. The gardens enjoy a good degree of peace and privacy and also have an open aspect across the countryside adjoining the village. To the other side of the house is a pathway, being part covered and having rear access to the garage. Oil storage tank and a path behind the garage leading to the vegetable garden and driveway. The entire plot of No 1 is in excess of ¼ of an acre.

DIRECTIONAL NOTE

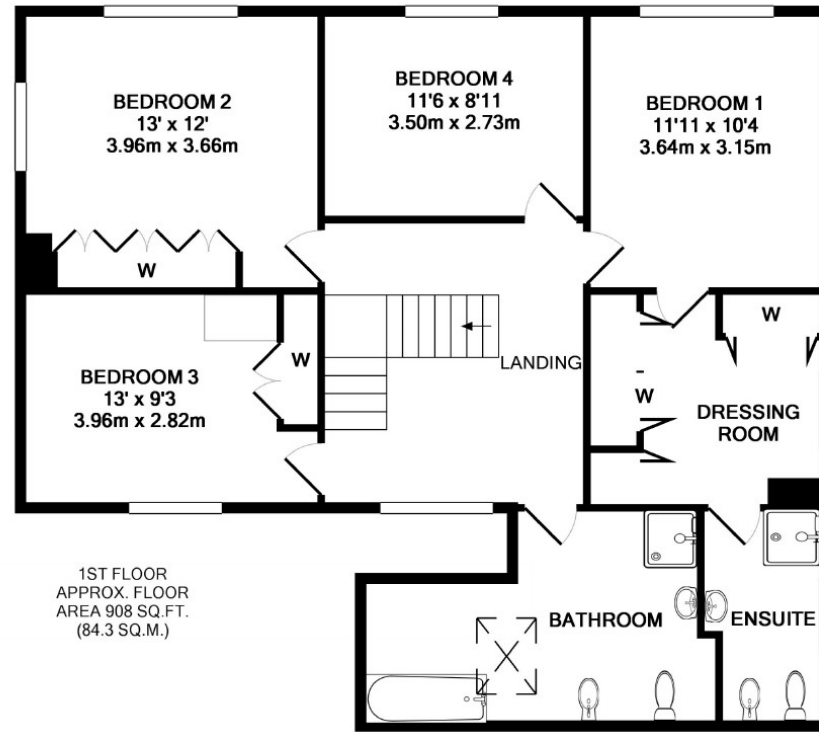
From Okehampton town centre, proceed out of the town as if towards Exeter proceeding up East Street. At the 2nd set of traffic lights (at the police station) turn left into Barton Road, at the mini roundabout bear left. Proceed past the hospital until reaching the T junction and here turn right for Exbourne. Upon reaching Exbourne Cross proceed straight over and down into the village, passing the Red Lion Inn on the right hand side. Immediately past the Red Lion, turn right into Lenman Lane passing the entrance into Duck Lane on the left hand side and after a short distance the entrance driveway to 1 Manor Gardens will be found upon the left hand side.

SERVICES

Mains, Electricity, Water and Drainage



GROUND FLOOR
APPROX. FLOOR
AREA 924 SQ.FT.
(85.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 908 SQ.FT.
(84.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1832 SQ.FT. (170.2 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale. Made with Metropix ©2016

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