



SANFORD,
BUTTS LANE, CHRISTOW, EX6 7NN





A family home with an annexe, in a quiet village location.



A fabulous detached family home with four double bedrooms, master en suite, a garage, ample parking, a large garden and a one-bedroom annexe, in a quiet position in the picturesque village of Christow.

- Detached, four bedroom family residence
- One bedroom, annexe
- Spacious kitchen/dining room
- Sun room
- Master en suite
- Extensive outside entertaining space
- Large private garden
- Countryside views
- Plentiful parking



THE HOUSE

This substantial detached property with a large private garden, in the heart of a sought-after village, was originally constructed in the 1940s and extended in 2005 to create a very spacious family home with additional flexible accommodation.

Well-presented throughout with light and neutral décor and the warmth of natural wood floors, it immediately feels warm and welcoming. The property benefits from double glazing, a wood-burning stove and wonderful countryside views.



Detached property



Rural Location



5 bedrooms



3 Bathrooms



4 Reception rooms



Extensive parking and garage



Extensive private gardens



Oil fired central heating

EPC: D

GROUND FLOOR

The entrance hallway has beautiful Canadian Maple flooring, a carpeted staircase rising to the first floor with a store cupboard beneath, and a convenient ground floor cloakroom with a WC and basin.

A good-sized study is carpeted and has plenty of light from a wide window to the front, ideal for those working from home. It also contains a cupboard housing the oil-fired combi-boiler and tumble drier.

The living room is spacious, carpeted and filled with light from dual-aspect windows and French doors to the garden. A wood-burning stove sits in a fireplace, making a nice feature and focal point for the room; a wonderful place to enjoy a roaring fire on a dark winter night. Glazed doors lead into the sunroom which has triple aspect windows and a further set of French doors to the garden; a fabulous room in which to enjoy the sunshine.

The solid Maple flooring continues from the hallway into a stunning kitchen/dining room, which has dual-aspect windows, a door to the side of the property and French doors opening onto the slate terrace and the garden. It has a modern fitted kitchen with an integrated dishwasher and elegant solid-granite worktops, including a breakfast bar ideal for casual dining, and a full height corner pantry cupboard and a range of modern fitted units with matching wall-cabinets, painted in Farrow and Ball grey, providing ample storage space.

A wonderful range cooker provides excellent cooking facilities with eight LPG gas hob rings and twin electric ovens. A stainless-steel one and three quarter-bowl sink with a mixer tap is situated beneath a window providing lovely views towards Haldon Belvedere tower. This room also has plenty of space for a dining table and seating for six or more places, ideal for any occasion with French doors extending the inside space onto the terrace outside.

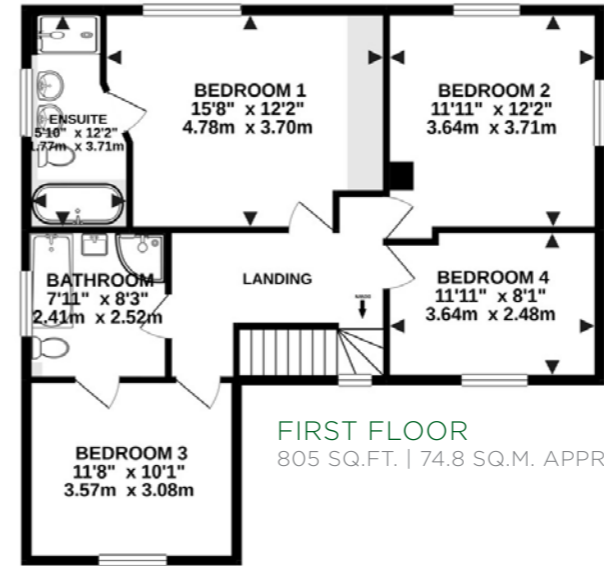




FIRST FLOOR

The master bedroom is a spacious double with a wide window from where there are superb views over the garden and rolling Devon countryside beyond. It has fitted wardrobes and an en suite bathroom which has a tiled floor containing an elegant centre-fill bath, a separate shower, his and hers basins, a WC and a heated towel rail.

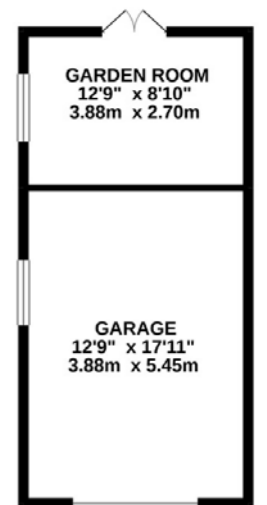
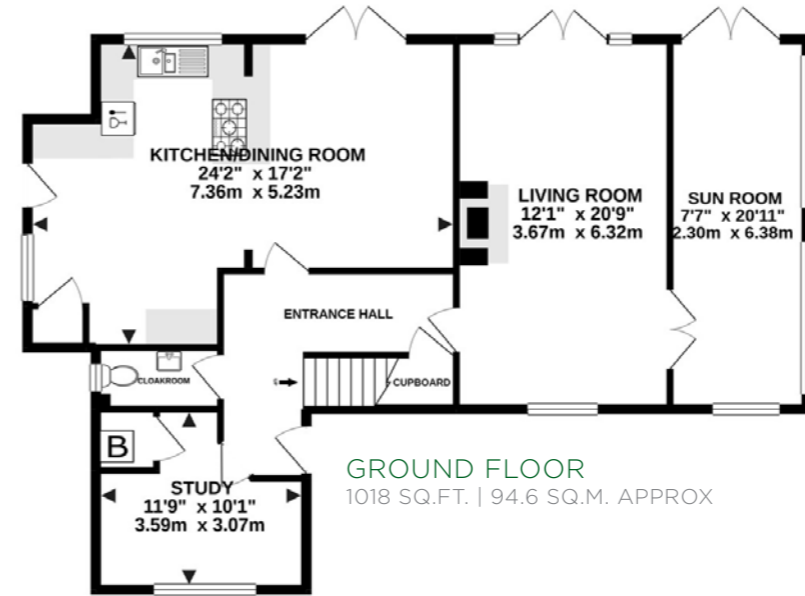
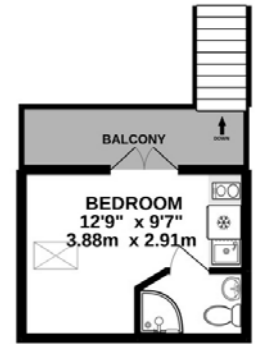
The light and airy landing leads to three further generous sized double bedrooms, and a family bathroom containing a bath, a separate shower with a rain head, a pedestal basin, a WC and a chrome heated towel rail.



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Total Approximate Floor Area:
2301 SQ.FT. | 213.7 SQ.M.



Whilst every attempt has been made to ensure the accuracy of the floor plans 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. Made with Metropix ©2020

GROUNDS/ANNEXE

With exceptional private and mature gardens of around a third of an acre, the property is approached through double five barred gates over a gravel driveway providing ample parking for at least five cars and a private neat area of lawn to the front screened by a mature hedge.

A gravel path leads past a generously-sized garage with an up and over door, lights and power, around to the annexe which benefits from a ground floor garden room with French doors to the garden, and steel steps leading up to a balcony with fabulous views over the village and surrounding Devon countryside. The upstairs studio apartment enjoys plenty of light from a skylight in its vaulted ceiling. Furnished with a double bed, a kitchenette with fitted units, sink, integrated fridge and a two-ring electric hob. There is also an en suite shower room containing a shower, WC, and vanity unit; a bonus property, ideal for guests or a family member requiring some independence.

An extensive slate terrace runs along the rear of the house, beside an area of timber decking with a wooden balustrade, making a superb venue for entertaining, be it alfresco dining, a barbecue or sharing a bottle of wine with friends and family. Steps, with feature lighting, lead down onto a large, healthy lawn interspersed with trees and well-stocked beds of bushes, shrubs and flowers; a wonderful safe place for children to play. At the bottom of the garden there are two timber sheds providing storage, and at the front of the property there is an oil tank for the oil central heating, screened from view behind a bush.



Location

Christow is situated in the beautiful Teign Valley within Dartmoor National Park. The village has a large community hall and benefits from numerous recreational clubs, flood lit tennis courts, a well-equipped children's play area and cycle track. Within the village there is a Church, the Artichoke pub, a post office store, a GP surgery, a highly Ofsted rated primary school and there is the Teign Valley golf course nearby.

For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are on the doorstep with wonderful walks along the river Teign, fishing in the local reservoirs, trails through the Haldon forest and the beautiful coastline a 30-minute drive away. There are regular bus services to Exeter and Newton Abbot and easy access to the A38, providing easy access to the cities of Exeter, Plymouth and Exeter International Airport.

Nearby towns

Bovey Tracey | 8.2 miles - is a small market town, built of cob and granite and known as one of the gateways to Dartmoor.

Exeter | 9.6 miles - Shops and restaurants of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team - Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport. A great city.

Schools

PRIMARY

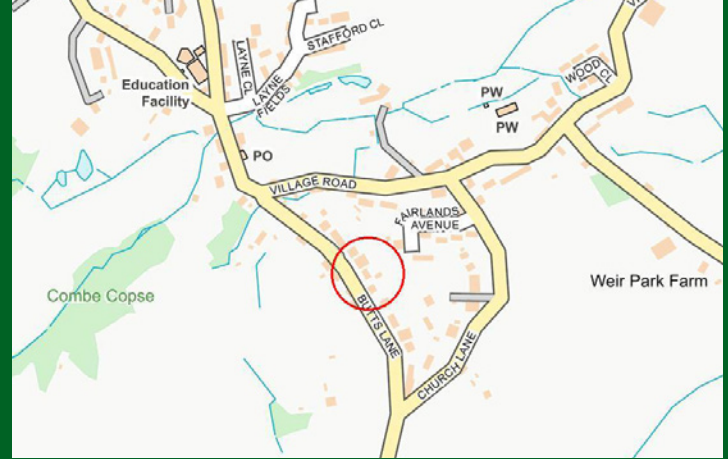
<u>Christow Community Primary</u>	0.2 miles
<u>Doddiscombsleigh Primary</u>	2.9 miles

SECONDARY

<u>Teign School</u>	8.5 miles
<u>Torquay Grammar School</u>	17 miles

PRIVATE

<u>Stover</u>	9.2 miles
<u>Exeter School</u>	11 miles



Nearby

<u>Coast at Teignmouth</u>	13.5 miles
<u>Dartmoor(Haytor)</u>	12.1 miles
<u>Teign Valley Golf course</u>	1.3 miles

Transport

<u>Exeter St Davids station</u>	9.6 miles
<u>Exeter airport</u>	16.5 miles
<u>A38</u>	5.6 miles

COMPLETE SIGNATURE HOMES

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SIGNATURE HOMES

complete.