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Oakways, Sampford Courtenay  
Okehampton, EX20 2SP

Individual three bedroom detached bungalow with attractive rear gardens, backing onto open fields.

Okehampton 4 Miles A30 5 Miles Exeter 28 Miles

• Kitchen • Dining Room • Large Sitting Room • 3 Bedrooms • Master with En Suite • Family Bathroom • Attractive Gardens • Off Road Parking •

**Guide price £299,950**

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## SITUATION

The property is situated in a semi rural location known as Sampford Station, having excellent road links and being within easy reach of a good range of services and amenities. The nearest town is Okehampton which offers an excellent range of shops and supermarkets this includes a Waitrose, locally and nationally owned businesses, Hospital, doctors surgery, leisure centre and cinema. Together with schooling facilities to A level standard. From Okehampton there is direct access to the A30 dual carriageway which provides a direct link with the Cathedral and University City of Exeter with its M5 motorway, mainline rail and international air connections. In addition there is a real possibility of a rail link to Exeter being revived, which would further enhance this areas connection with Exeter and beyond, with Sampford Station being within a short walk. Dartmoor National Park is close at hand with its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and out door pursuits.

## DESCRIPTION

Oakwayes is a mature detached residence originally believed to have been a former barn to the neighbouring property. The property we understand was converted in the 1970's and has been much

improved and extended over the years to provide a comfortable family home. The property offers two reception rooms together with a good sized kitchen, there are three bedrooms (the master having its own en-suite shower room) and there is a further family bathroom. Mains gas is connected to the property and it is double glazed. There is off road parking for a number of vehicles, whilst to the rear is an attractive well stocked garden, incorporating various seating areas and backing onto open fields.

## ACCOMMODATION

Via Upvc entrance door to ENTRANCE PORCH; With glazed upvc window surrounds and door to ENTRANCE HALL; Two windows to front elevation, radiator, access to loft space being boarded with loft ladder and light, thermostat control for central heating, doors to, DINING ROOM: A dual aspect room, laminated flooring, fitted wall lights, two radiators, telephone and TV point and archway through to KITCHEN/ BREAKFAST ROOM; Being irregularly shaped with two windows and door leading to the rear garden, extensive range of timber base cupboards and drawers with matching roll top work surfaces over and part tiled splash backs, inset stainless steel sink unit and double drainer, integrated hob and electric oven below, plumbing and space for washing machine and space for upright fridge freezer, built in cupboard



containing hot water tank and gas fired central heating boiler providing domestic hot water and central heating through radiators, further built in storage cupboard. BATHROOM: White suite comprising low level wc, panelled bath with mixer tap and shower attachment, part tiled surrounds, pedestal wash hand basin, obscure window to rear, radiator. BEDROOM 1: Window to rear overlooking the garden, radiator, TV point, door to EN SUITE SHOWER ROOM: Well fitted matching white suite comprising low level wc, pedestal wash hand basin with tiled splash backs, corner shower cubicle with sliding door and mains shower fitted, heated towel rail, tiled flooring, extractor fan, opaque window to rear and hatch to loft space with loft ladder, light and being part boarded. BEDROOM 2: Window to rear garden, radiator. SITTING ROOM; A spacious dual aspect room, with two windows to the front elevation and double doors opening to the rear patio, feature granite built fireplace with inset multi fuel stove, two radiators, two TV points and telephone socket, door to BEDROOM 3/OFFICE: A dual aspect room with windows to the side elevations, radiator.

### OUTSIDE

The property is approached via a five bar gate leading to a gravelled driveway with parking for two to three vehicles. Adjacent is a raised strawberry bed and covered log store. A level pathway leads to the front

entrance door flanked by flower beds and enclosed by mature hedging. The rear garden has been attractively landscaped by the current vendors and can be accessed via the parking area through a honeysuckle archway. The gardens incorporate areas of lawn and are bordered and interspersed by mature flower and shrub beds, as well as fruit trees including plum and apple. Immediately to the rear of the sitting room is a paved patio seating area and grapevine. There are raised vegetable beds and a greenhouse, together with a timber shed 3m x 1.84m with light connected. A raised timber deck with trailing clematis offers an attractive seating area with views across the neighbouring fields. Immediately to the rear of the kitchen is a further seating area with outside water tap.

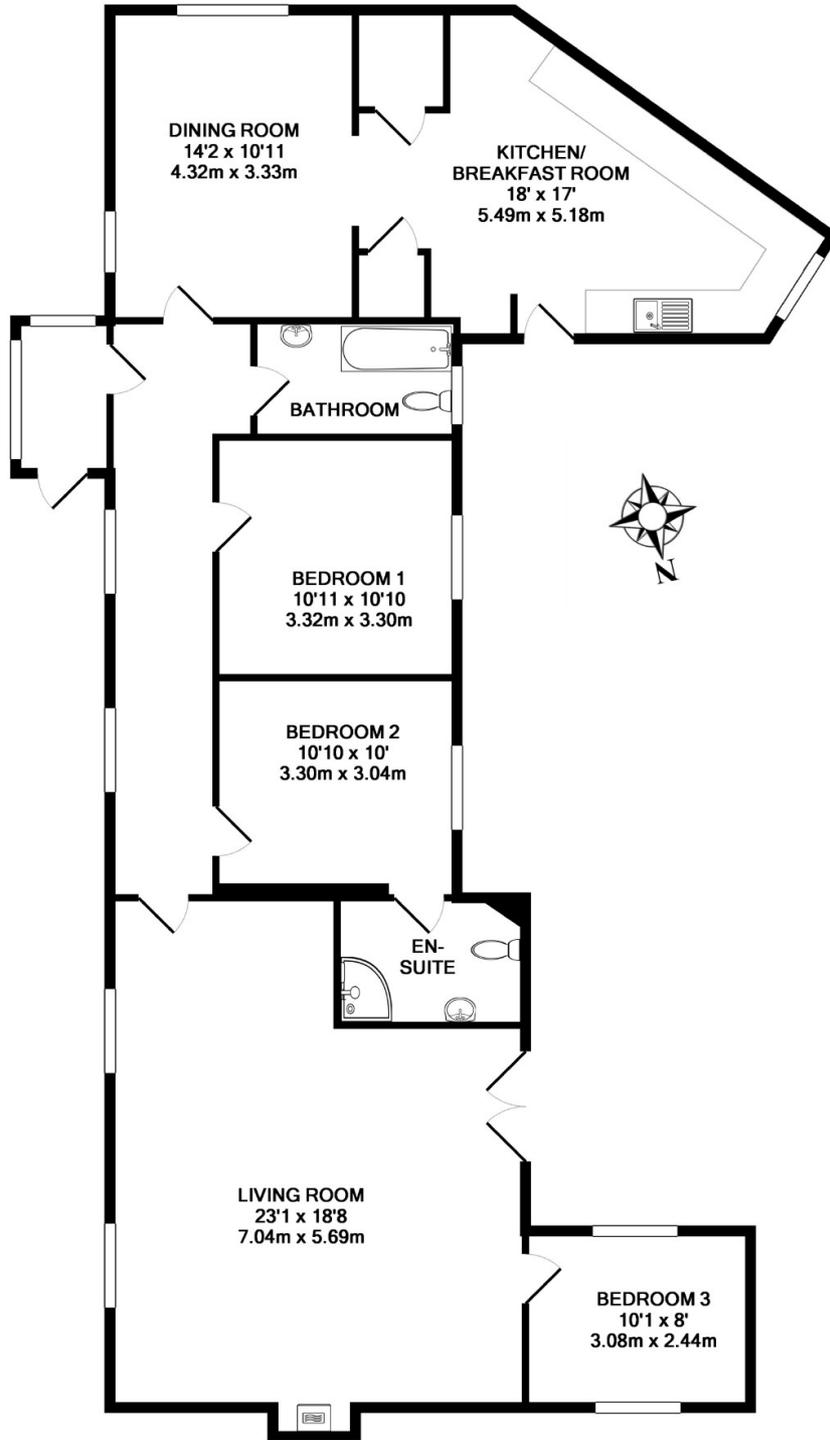
### DIRECTIONS

From Okehampton Fore Street proceed into East Street taking the second turning left at the traffic lights (by the police station). At the roundabout head straight over into Crediton Road and follow this road for approximately three miles until reaching Sampford Station. Just before the railway bridge turn left signposted to Sampford Courtenay and the property can be found immediately upon your left hand side, identified by a Stags for sale board.

### SERVICES

Mains electric, gas, water and private drainage.





TOTAL APPROX. FLOOR AREA 1338 SQ.FT. (124.3 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 ©2018



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	57	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-100) <b>A</b>			
(61-80) <b>B</b>			
(41-60) <b>C</b>			
(21-40) <b>D</b>			
(1-20) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	57	79