Greenwood, Ebford Lane

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Greenwood, Ebford Lane

Ebford, Exeter, Devon, EX3 0QX

Topsham (1.6 miles), Exeter City Centre (6 miles), M5 Junction 30 (2.5 miles)

A beautifully presented 4 bedroom detached period family home with lovely views over neighbouring countryside, garage and car-port.

- Beautifully presented 4 bedroom detached family home
- Two further reception rooms
- Driveway parking with garage and carport
- Good sized mature gardens
- EPC: F
- Impressive open plan kitchen/dining room
- Ensuite master bedroom
- Lovely views over neighbouring countryside
- Easy walk to Darts Farm and Topsham
- Freehold

Guide Price £900,000

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SITUATION

Ebford is a charming village along the Exe Estuary between Clyst St George and Exton, and only 1.5 miles from the centre of the historic town of Topsham. Exton has a splendid public house, The Puffing Billy and the Exmouth branch line with trains running between Exmouth and the city of Exeter. Towards Topsham and Clyst St George is the popular Darts Farm and The St George and Dragon public house. The Exe Estuary Trail connects Exeter to Exmouth and Dawlish, allowing cyclists and pedestrians to take advantage of the fine views of the estuary and wildlife. Ebford is within easy reach of St Peter's preparatory school and is also within the catchment area for Clyst Vale Community College and the primary schools of Woodbury and Clyst St George.

ACCOMMODATION

Located along a quiet lane in the middle of the village, Greenwood is a charming house, beautifully blending the charm of a period building with modern style and convenience. The front door opens into a spacious entrance hall with a staircase rising to the first floor and on the left is a spacious reception room with a dual aspect and a feature fireplace. On the other side of the hall is an impressive open plan kitchen/dining room fitted with a modern range of base, wall and drawer units with an electric range for cooking and an integrated wine fridge, dishwasher and microwave and French door to the garden on the side. Leading off the kitchen at the rear is a utility room with door to the garden and a downstairs W.C. and a door leads into the sitting room, another lovely room with open fire and patio doors to the garden.

On the first floor, a spacious landing leads to 4 double bedrooms all with views over neighbouring countryside, the master bedroom has an ensuite shower room and there is a family bathroom and separate W.C.

OUTSIDE

Greenwood is approached over a driveway providing parking for a number of vehicles, leading to a garage/work shop and car-port and to the side of the garage is a very useful graveled area for storing a camper or trailer. The house sits roughly in the middle of a good sized, mature plot with a grass garden to the front and secluded paved seating area and access on either side of the garden to the rear. Overlooking a neighbouring field the rear garden is also mainly lawn with a number of seating areas and a timber potting shed. There is also access into the rear of the garage.

SERVICES

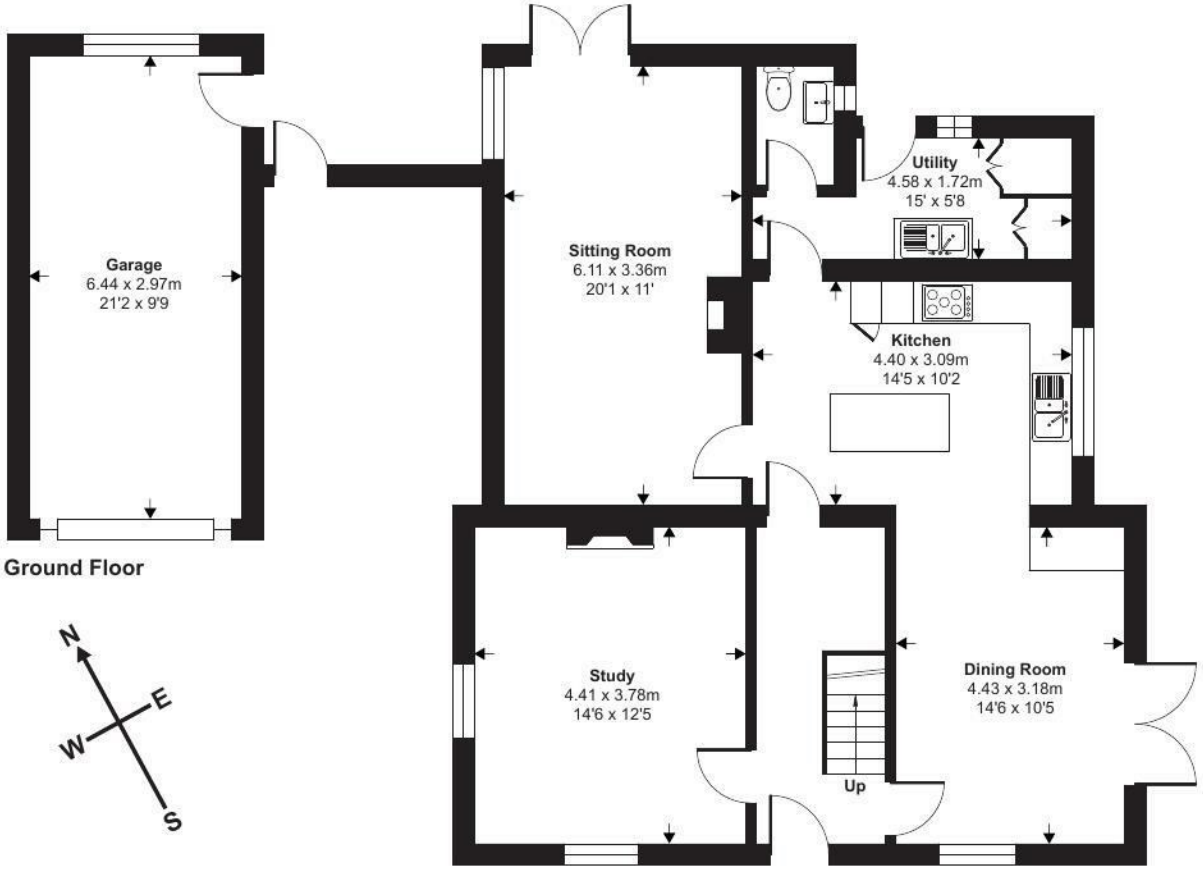
Current Council Tax Band: F
Utilities: Mains electricity and mains gas
Drainage: Mains drainage and mains water
Heating: Gas central heating
Tenure: Freehold
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

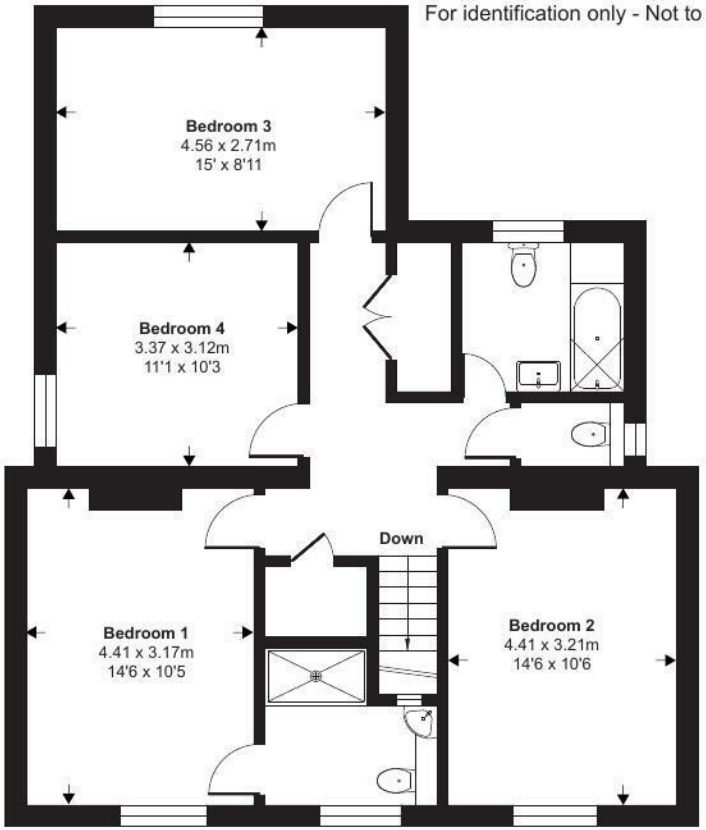
What three words: ///examiner.spillage.pardon

Approximate Area = 1809 sq ft / 168 sq m
Garage = 206 sq ft / 19.1 sq m
Total = 2015 sq ft / 187.1 sq m

For identification only - Not to scale

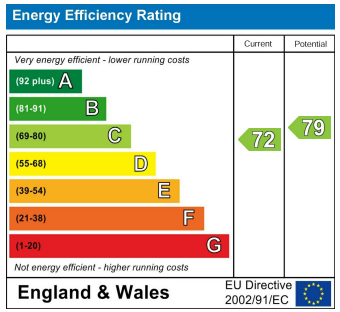


Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1447130



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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