

Braddicks

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Braddicks,

Woodbury Salterton, Exeter, Devon, EX5 1PX

Exeter city centre (8.1 miles), M5 junction 30 (4.0 miles), Exeter airport (4.0 miles)

A fantastic family home offering approximately 3800 sqft of accommodation with 3 reception rooms and a wonderful kitchen/breakfast room set in level grounds of around 4 acres.

- Over 3800 sqft of well presented accommodation
- Large driveway parking and second entrance
- Three reception rooms
- Underfloor heating throughout the ground floor
- Council Tax band: G
- Grounds of just over 4 acres including a paddock
- Stunning 6 bedroom family home
- Beautiful kitchen/breakfast rooms
- 4 bathrooms
- Freehold

Asking Price £1,250,000

Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | exeter@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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SITUATION

Braddicks is situated on the edge of the highly regarded village of Woodbury Salterton, which lies in East Devon, only eight miles from the cathedral and university city of Exeter. Woodbury Salterton has a church, village hall, primary school and a pub, whilst the larger village of Woodbury, (1.5 miles to the south), has a larger range of facilities. The property is only five miles from the M5 motorway. Woodbury Common, (1 mile), with its wonderful heathland dating from the Triassic period, is designated both an Area of Outstanding Natural Beauty, (AONB), and a Site of Special Scientific Interest, (SSSI). Beaches at Exmouth and Budleigh Salterton are only six and seven miles distance respectively.

DESCRIPTION

Constructed by the current owners, Braddicks is an impressive and beautifully presented family home, situated in the East Devon countryside on the edge of the highly regarded village of Woodbury Salterton. Set within private grounds extending to approximately 4 acres, the property offers spacious and well-planned accommodation amounting to just over 3,800 sq ft.

The ground floor provides three generous reception rooms together with a superb kitchen/breakfast room, complemented by an adjoining boot room. To the first floor are six bedrooms, two of which benefit from en suite facilities, in addition to a family bathroom and a separate shower room, making the property ideally suited to modern family living.

ACCOMMODATION

A solid wooden front door opens into a welcoming and spacious entrance hall with an impressive wooden staircase rising to the first floor. To the right is a cosy snug/second sitting room featuring a Morso wood burner and two sets of windows overlooking the front of the property. To the left, a door opens into a splendid sitting room with a Contura wood burner, French doors opening to the front and two sets of windows to the side. This room flows through an opening into a generous dining room, which enjoys French doors opening onto the rear garden together with two sets of side-facing windows, creating a wonderfully light and sociable space. The family room, lounge and dining room all benefit from engineered oak flooring throughout.

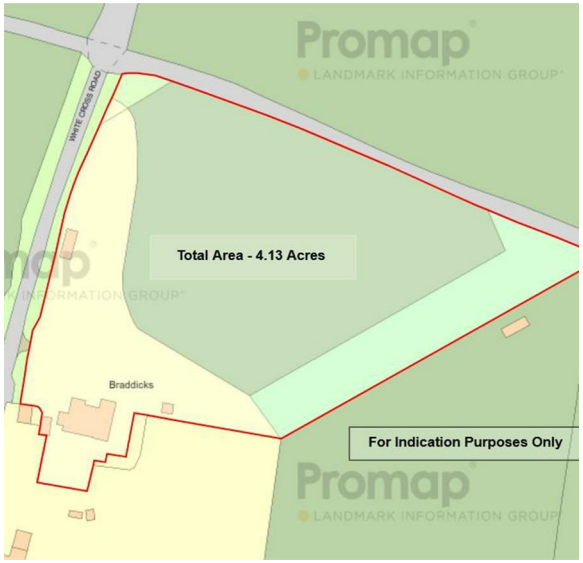
From the dining room an opening leads into an impressive kitchen/breakfast room, measuring approximately 27 ft across. The kitchen is fitted with a range of wood-fronted base, wall and drawer units with granite work surfaces and a central island providing additional storage, a seating area and a wine fridge. Further features include a double Belfast sink overlooking the rear garden, both a half-size and full-size integral dishwasher, space for an American-style fridge/freezer and a Range cooker. At the far end of the room is a fitted bench seat, ideal for informal dining, with French doors opening out to the garden. The kitchen also benefits from an existing opening suitable for a wood burner to be installed.













Leading off the kitchen is a particularly useful boot room with a range of fitted cupboards and a door to the garden. From here there is access to a utility room and a downstairs W.C. The hall, kitchen, utility room and boot room are all finished with flagstone flooring, supplied by Mandarin Stone.
On the first floor, a large landing leads to six well-proportioned bedrooms, two of which are positioned to the front and enjoy attractive views over the grounds.

Two bedrooms benefit from en suite facilities, including the principal bedroom which also features a dressing area. Completing the accommodation is a family bathroom and a separate shower room.

OUTSIDE

Braddicks is approached over a gravelled driveway providing parking for a number of vehicles which leads to a detached single garage. At the rear is an enclosed garden laid mainly to lawn with an area of Millboard composite decking ideal for outside dining. This The garden runs round to the back and side, offering a number of areas to sit, as well as to the front of the property for family gatherings and entertaining. The overall plot size is just over 4 acres with the main land being to the front where there is an fenced paddock with a summer house in the corner with the rest of the land being more formal lawn with a pond and a second driveway providing another access back to the main road in the North East corner.

SERVICES

Current Council Tax: G
Utilities: Mains gas, mains electricity and main water
Drainage: Mains drainage with collection tank and pump. Installed in 2013 – serviced yearly.
Heating: Gas fired under floor heating on the ground floor. Radiators on the first floor
Tenure: Freehold
Standard and ultrafast broadband available. O2, EE, Three and Vodafone limited mobile networks available (Ofcom)

DIRECTIONS

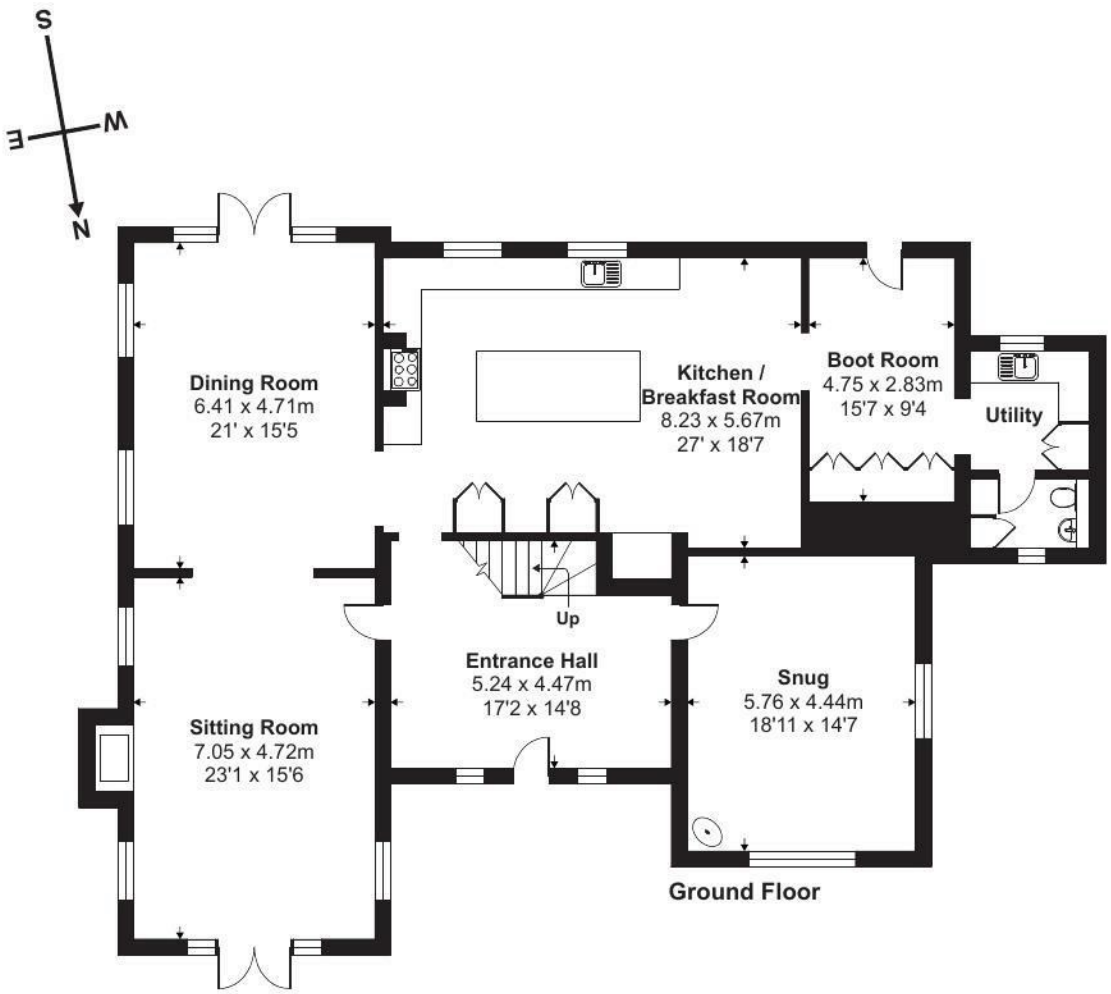
From Exeter leave the city in the direction of the M5 junction 30, cross over the roundabout towards Exmouth and at the next roundabout, go straight across onto the A3052 towards Sidmouth. Follow the road past Greendale Farm shop and just before The White Horse pub at the junction turn right. Follow this road for just over 1 mile and the turning Braddicks is on the left hand side.

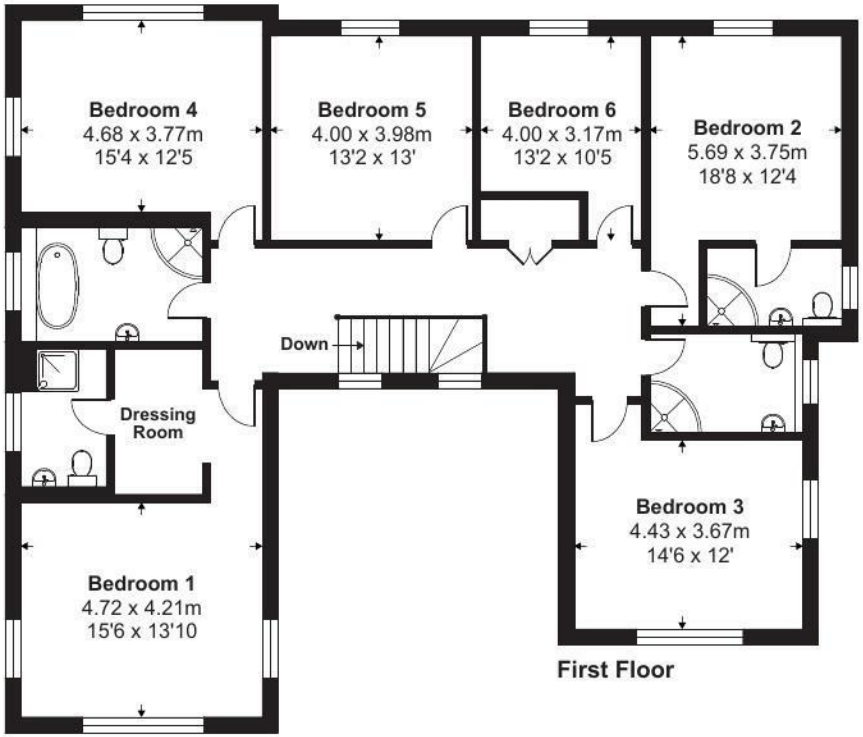
AGENTS NOTE

There are a number of covenants on the property. For more details, please contact the agent.

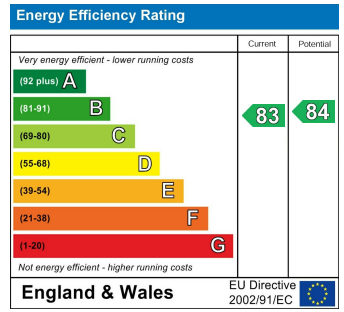
Approximate Area = 3801 sq ft / 353.1 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1389340



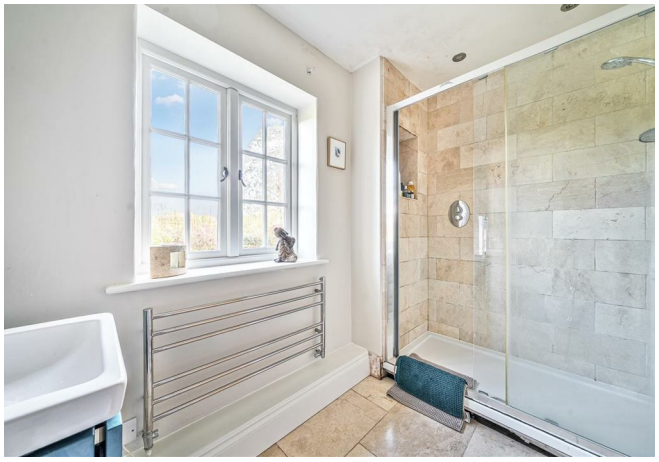
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