

\*\*\* ONLINE VERSION \*\*\* | Awliscombe, HONITON

Offers Over £750,000



DRE0552

Detached

4 Bedrooms

Immaculate 4 Bedroom House with Paddock, Stables and extensive garaging / workshops

\*Master Bedroom with En-Suite \* Bathroom \* Bedroom 2 with En-Suite Bathroom & Dressing Room \* Sun Balcony \* 2 Further Bedrooms \* Family Bathroom \* Large Entrance Hall \* Cloakroom \* Living room \* Dining Room \* Study \* Large Kitchen/Breakfast Room with Conservatory off \* Utility Room with conservatory / porch \* Triple Garage \* 3 Stables \* Tack Room \* 43' Games Room/Garage \* Approximately 2 Acres in total\* Pony Paddock \* OFCH \*Double Glazed Windows \* Lovely Views \*

We are privileged as the owners agents to offer this simply superb property on the edge of the East Devon village of Awliscombe, near Honiton. The property has, over recent years, been extended and renovated throughout, adding a number of architectural features to fully enjoy the tremendous country views.

The accommodation comprises; of a large master suite with the main bedroom having a lovely sun balcony overlooking paddock and farmland beyond, plus a spacious en-suite, bedroom 2 also has a walk in wardrobe and en-suite, plus a balconette with lovely views to front. On the ground floor there is a spacious entrance hall, cloakroom, living room with woodburner, dining room, study, 2 further bedrooms and family bathroom suite. In addition there is an impressive kitchen/breakfast room that opens into a large conservatory/family room. To the rear of the house is a utility room with conservatory porch.

Outside is a large driveway with parking for many vehicles, a modern triple garage, 3 stables, a tack room, plus a stunning 43' (13.11m) games room/garage with inspection pit. The grounds are a combination of formal gardens with

lovely views and a pony paddock.

The Oaks would perfectly suit an equestrian purpose, equally as well as providing exceptional storage and working space for a vehicle enthusiast. The very accessible location, combined with the superb presentation and views, make the house a very special proposition indeed. We would therefore, recommend an immediate viewing to avoid disappointment.

Awliscombe is a small village on the outskirts of Honiton town, with its own public house, village hall and popular primary school, offering easy access to the M5 motorway at the Cullompton junction and surrounded by beautiful countryside. The well respected Deer Park hotel is just a short distance away, where fishing, as well as an excellent meal can be found.

Accommodation, with approximate measurements comprises :

uPVC double glazed door, under a substantial timber storm porch, provides access to ...

**ENTRANCE HALL:** Dado rail , radiator with thermostat control, double built in airing cupboard with pressurised tank, recess halogen lights to ceiling, coved ceiling, built in cloaks cupboard, telephone point, hand made stair case with twisted balustrades providing access to first floor.

**CLOAKROOM;** white suite comprising fitted wash hand basin with low level WC, coved ceiling, uPVC double glazed window.

**LIVING ROOM:** 17'11 x 12'10 (5.46m x 3.91m) Dual aspect with uPVC double glazed window and uPVC double glazed sliding patio doors to front garden, attractive raised feature fireplace with inset woodburning stove and marble hearth, radiator with thermostat control ,3 wall light points, coved and artex ceiling, 2 TV points.

Double glazed doors with etched panels and bevelled glass to...

**DINING ROOM:** 14'2 x 11'7 (4.32m x 3.53m) radiator with thermostat control, uPVC double glazed window, coved ceiling.

**STUDY;** 8'5 x 7'3 (2.57m x 2.21m) Radiator with thermostat control, uPVC double glazed window, coved ceiling, telephone point.

**BEDROOM THREE:** 11'8 x 9'8 (3.56m x 2.95m) radiator with thermostat control, uPVC double glazed window, coved and artex ceiling.

**BEDROOM FOUR:** 11'8 x 9'8 (3.56m x 2.95m) radiator with thermostat control, uPVC double glazed window, coved and artex ceiling.

**FAMILY BATHROOM SUITE:** Comprising white suite, low level WC, fitted panel bath with gold coloured fittings, shower cubicle with gold coloured fittings and MIRA fitted shower, radiator with thermostat control, vanity wash hand basin cupboards below, part tiled walls, coved and artex ceiling, uPVC double glazed window, extractor fan, recess halogen lights to ceiling.

**KITCHEN/BREAKFAST ROOM:** 21'10 x 11'8 (6.65m x 3.56m) Wood units comprising one and a half bowl sink unit with brass coloured mixer taps cupboards under, further range of floor and wall mounted units laminated work surfaces between. Leisure Rangemaster cooker with concealed extractor hood over with beam, built in fridge/freezer, built in dishwasher with decor panels to front, peninsular breakfast bar with storage cupboards under, wine rack, concealed lighting to eye level units, TV point, radiator with thermostat control, uPVC double glazed window and uPVC double glazed sliding patio doors to breakfast end, which lead into the :

**CONSERVATORY** This large and recent addition to the house is of uPVC construction on a dwarf wall. The room is wonderfully bright, very usable and is currently the most used room in the house!

**UTILITY ROOM:** 6'11 x 6'9 (2.11m x 2.06m) One and a half bowl stainless steel sink unit with mixer taps cupboards under, floor and wall mounted units with laminated work surfaces between, plumbing for washing machine, built in plate racks, uPVC double glazed door and window, coved ceiling, oil fired boiler for central heating and domestic hot water.

**FURTHER CONSERVATORY** This, smaller conservatory is accessed via the utility room and is currently used as useful porch area that open onto the rear patio. It is however of a reasonable size and could be used as a more formal sitting area, if required.

**FIRST FLOOR LANDING:** Spacious landing with spacious eaves cupboards, access to roof space, twisted stained balustrades.

**BEDROOM ONE:** 17'11 x 13'7 (5.46m x 4.14m) uPVC double glazed sliding patio doors providing access to sun balcony with wrought iron railings and tremendous views over pony paddock and farmland beyond, TV point, radiator with thermostat control, 2 wall light points.

**EN-SUITE BATHROOM:** Large en-suite with His and Hers vanity wash hand basin units, cupboards under, attractive brass and chrome coloured taps, low level WC, corner bath, double shower unit with MIRA fitted shower, display recess to side with glass shelving, shaver point, extractor fan, brass recess halogen lights to ceiling, radiator with thermostat control.

**BEDROOM TWO:** 18'9 x 12' (5.72m x 3.66m) Radiator with thermostat control, step up to further recessed area with arched uPVC double glazed doors with wrought iron safety railings for balcony opening, double glazed velux windows, walk in DRESSING ROOM/WARDROBE.

**EN-SUITE SHOWER:** Mira fitted shower, gold coloured fittings, low level WC, vanity wash hand basin with cupboards under, double glazed velux window, radiator with thermostat control, shaver point, recess halogen lighting.

## **OUTSIDE:**

To the front of the property is a long gated driveway providing access to a large parking area. To the front is a **TRIPLE GARAGE** which is 31'1 x 20'8 (9.47m x 6.3m) 3 up and over doors, light and power, storage rafters above, tap, and personal door providing access to side.

To the side of the house is a **STABLE BLOCK** which comprises of 3 stables, 14'6 x 11'9 (4.42m x 3.58m) 14'6 x 11'8 (4.42m x 3.56m) and 14'5 x 10'11 (4.39m x 3.33m) with stable doors to front and light. **TACK ROOM** to side 14'4 x 14'4 (4.37m x 4.37m) light and power, plus a good covered concrete yard with lighting and drainage.

The covered yard links the house to the stables and leads through to a superb **GAMES ROOM / GARAGE**

Approximately 43' x 27' (13.11m x 8.23m) in total. This superb room has recently been highly insulated and wood panelled and has the appearance of a classic gentleman's games room. There is a huge granite fireplace at one end with inset wood burning stove and ample room for a full size billiards table. There are two areas of hardstanding in the room, that have vehicular access and could be utilised to display classic cars or motorcycles - perfect for an enthusiast. There is a covered inspection pit at one end.

To the rear of the property is a large paved sun patio with raised ornamental flower beds, water feature to centre and privacy wall to surround. A secondary drive leads from the main front driveway and gives access to more parking, which would be perfect for horse boxes, trailers etc. This driveway offers secondary access to the large garage/workshop. The oil tank for central heating and domestic hot water is also located here.

To the front of the property is a well kept **PADDOCK** which is approximately an acre and a half.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.









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