

SET IN A STUNNING RURAL LOCATION AND SURROUNDED BY LANDSCAPED GARDENS WITH A STREAM, THIS 3 DOUBLE BEDROOM GRADE II LISTED FORMER LODGE OFFERS SPACIOUS FAMILY ACCOMMODATION AND HAS EASY ACCESS TO THE A380 AND TO EXETER.



Spring Lodge

Oxton Nr Kenn

EXETER

Devon

EX6 8EY

**Offers in the Region Of
£420,000**

Ref: DRN00529

* DETACHED LODGE * SECLUDED LOCATION * ENTRANCE VESTIBULE * RECEPTION HALLWAY * SITTING ROOM * DINING ROOM * KITCHEN * MASTER BEDROOM WITH ENSUITE SHOWER ROOM * TWO FURTHER BEDROOMS * INNER HALLWAY * STUDY * DETACHED DOUBLE GARAGE * FORMAL GARDENS * STREAM * HERMIT'S CAVE WITHIN ROCK FACE * PRIVATE PARKING * IN NEED OF SOME MODERNISATION * RETAINING ORIGINAL FEATURES * COUNTRYSIDE LOCATION * EASY COMMUTE TO EXETER *



Offices at: Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

Set in a stunning rural location and surrounded by landscaped gardens with a stream, this 3 double bedroom Grade II Listed former lodge offers spacious family accommodation and has easy access to the A380 and to Exeter.

Through solid timber panel entrance door into:

Entrance Vestibule: 5' 7" x 4' 7" (1.70m x 1.40m)

Half glazed panel door into:

Reception Hall: 9' 0" x 4' 7" (2.74m x 1.40m)

Laminate wood flooring, night storage heater.

Sitting Room: 16' 2" x 14' 0" (4.92m x 4.26m)

A large light room with a deep bay window, York stone fireplace with woodburning stove, shelving to one side of the fire place, night storage heater, French doors lead to patio and garden, sealed doorway.

Dining Room: 14' 8" x 13' 1" (4.47m x 3.98m)

A good size room with feature fireplace with inset electric fire and shelving to one side, night storage heater, window to the front.

Kitchen: 16' 11" x 8' 0" (5.15m x 2.44m)

Fitted with a range of Shaker style cream coloured wall and base units with worktop over, oven extractor, integral fridge and freezer, dishwasher, inset 1 1/4 sink with drainer and chrome mixer tap, wall mounted electric fan heater, laminate wood flooring, door to the rear garden, double glazed window to the rear aspect, 2 skylights.

Bedroom One: 14' 10" x 14' 9" (4.52m x 4.49m)

A double bedroom with dual aspect windows overlooking the rear and side garden, night storage heater.

Ensuite Shower Room: 5' 11" x 4' 9" (1.80m x 1.45m)

Through sliding door with tiled floor and walls, sunken shower footbath with shower over, pedestal wash hand basin, W.C. Heated towel rail, roof light, secondary glazed window to the rear aspect, extractor fan.

Inner Hall: 13' 2" x 3' 8" (4.01m x 1.12m)

With night storage heater.

Bedroom Two: 11' 3" x 9' 6" (3.43m x 2.89m)

A second double bedroom with window to the front elevation, fitted wardrobe.

Bedroom Three: 11' 0" x 10' 0" (3.35m x 3.05m) *excluding wardrobe space and window recess*

A third double bedroom with dual aspect windows, double wardrobe, hatch to roof space.

Study: 11' 9" x 11' 9" (3.58m x 3.58m)

Door to patio, wall mounted electric heater, double cupboard housing plumbing for a washing machine and tumble dryer with shelving over.

Bathroom: 9' 7" x 8' 5" (2.92m x 2.56m)

A spacious fitted bathroom, with light brown coloured suite comprising bath with shower over and screen, pedestal wash hand basin and white low level W.C. Part tiled walls, towel rail, extractor fan, wall mounted electric fan heater, sky light, secondary glazed window to the rear aspect, recent vinyl floor covering, airing cupboard with double hot water cylinder with UV and particle water filter and pump.

Double Garage:

A detached double garage with double entrance door with power and light.

Exterior:

The gardens are beautifully landscaped and extend to about one third of an acre. To the front is a pickett fence and entrance gate with mature hedging to one side. A paved pathway leads up to the front door and around to the side garden where there is a level lawn and a running stream with stone bridge which is surrounded by shrubs and perennial plants. To the rear of the property is a gravel sitting area with small terraced stone fronted lawns. Steps lead up to towards the garage with small terraced lawns, mature shrub beds and sitting areas to the far side backed by mature hedging. To the stream side of the steps is a post and rail fence with an entrance gate leading down to a sitting area with a garden bench overlooking the stream and garden. There is a small double fronted storage shed built of brick, ideal for storing garden tools. A further lawned area can be found below the rock face. In the rock face there is an entrance to a Hermits Cave. Finally a gated driveway gives access to the Double Garage with power and light.

Services:

The property is connected to main services to include: electricity. The property has a private water supply and drainage by septic tank.

General Remarks:**Council Tax:**

Band: E.

Energy Performance Rating:

Band: G (10).

Tenure:

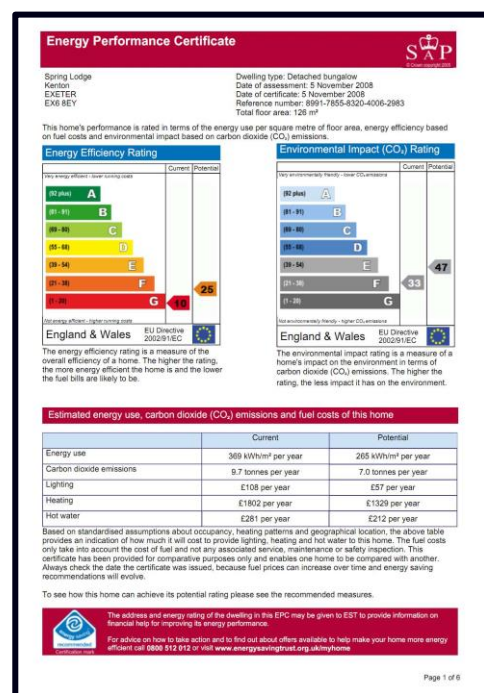
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Local and Planning Authority:

Teignbridge District Council. www.teignbridge.gov.uk. 01626 361101.

Plans & Maps:

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