



The Accommodation

- 🏠 Spacious entrance hall
- 🏠 Cloakroom
- 🏠 Living room
- 🏠 Dining room
- 🏠 Kitchen/breakfast room
- 🏠 Study
- 🏠 Four bedrooms (one en suite)
- 🏠 Family bathroom
- 🏠 Double garage & driveway parking
- 🏠 Front and rear gardens with wonderful views

Our View “Impressive modern detached house offering spacious accommodation and lovely views”



Brief Description

A superb modern four bedroom detached house occupying an elevated position with superb far reaching views

Oak Lawn is situated on the Earls Wood development on the prestigious Wolborough Hill residential area of Newton Abbot, which is a desirable area to the south of Newton Abbot, originally developed by the Victorians, who built a number of detached Victorian villas in this area. Being in one of the most sought after locations in Newton Abbot, the property occupies a principal position on the hill with far reaching views. The market town of Newton Abbot provides a wide range of shops, supermarkets, primary and comprehensive schools, churches, inns and restaurants as well as a wide variety of sporting and leisure activities to suit all ages. Transport communications in the area are good with a rail station on the main Plymouth - London Paddington line and the A380 at Penn Inn provides dual carriageway access to Exeter, the M5 and motorway network beyond as well as Exeter International Airport. The A38 to Plymouth is also within easy access.

5 Oak Lawn is a magnificent detached house built in 2002. The property has been built in a grand period design over two levels with all modern conveniences with spacious light and bright rooms for gracious living. The elevated position of the property provides outstanding far reaching views over Decoy Park and surrounding countryside. The property also enjoys handmade ceiling roses, deep skirtings and architraves amongst other period features. On the ground floor

there is a spacious entrance hall, giving access to the principle rooms. The large living room boasts full length windows with French doors opening onto the front garden and a feature marble fireplace. Double doors open into the spacious dining room, providing a wonderful place to entertain, having double French doors onto the rear garden and a door back into the hallway. The kitchen breakfast room has a matching range of wall and base level units, some integrated appliances and tiled flooring. The ground floor also offers a cloakroom and a study. On the first floor there are four bedrooms and a family bathroom. The master bedroom is a delight, with a spacious en-suite and large arched windows and French doors opening onto a balcony, which boasts stunning far reaching views.

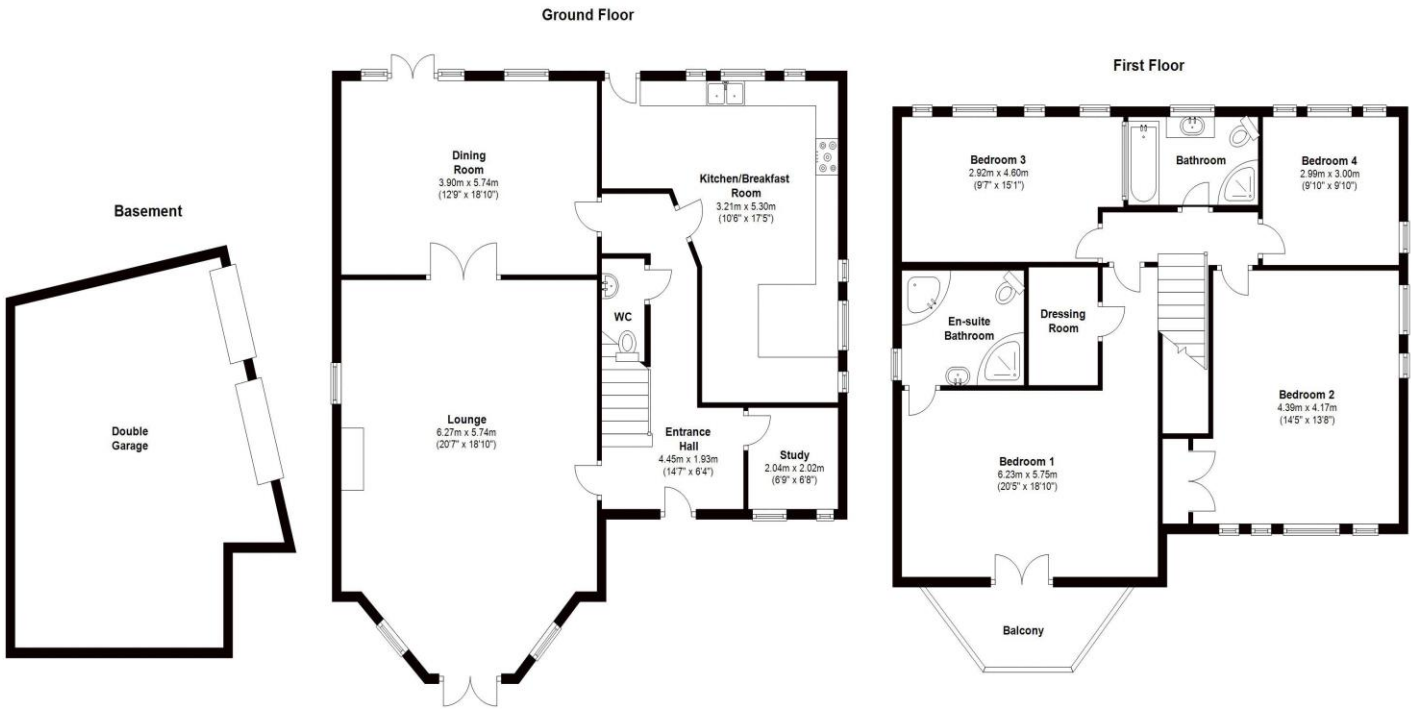
Externally the property has driveway parking, leading to the double garage. There are steps leading up to the front door. There are gardens to the front and rear, the rear garden having been designed with ease of maintenance in mind. There are raised decking areas, perfect for sitting out, relaxing, eating and entertaining, whilst enjoying the wonderful views afforded by the property.

All services/appliances have not and will not be tested.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



5 Oak Lawn, Newton Abbot

