



Oxton Mere, Kenton, Devon

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# An impressive, **detached country house** with two annexes and delightful gardens.

## Summary of property

**Ground Floor:** Sitting room | Dining room | Kitchen | Utility | Study/bedroom | Shower room

**First Floor:** Principal bedroom with dressing room and en suite bathroom | Two further bedrooms | Shower room | Cloakroom

**Secondary Accommodation:** Annex with sitting/dining room, kitchen, two bedrooms, bathroom and shower room  
Coach house with kitchen/sitting room, two bedrooms and bathroom

**Outside:** Garage | Outside WC | Sheds | Gardens | Woodland | Lake | Paddocks

In all approximately 19 acres

## Distances

Exminster 3.8 miles, M5 (Jct 31) 5.5 miles, Exeter city centre 8.8 miles, Exeter St. David's station 11.8 miles (2 hours to London Paddington)

Exeter Airport 13.3 miles (1 hour to London City Airport)

(All distances and times are approximate)



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## Location

The property is in a rural setting in the Oxton Valley, a designated Area of Outstanding Natural Beauty (AONB), one and a half miles west of the popular village of Kenton and within easy reach of the beautiful Exe Estuary. Exeter city centre is easily accessed and only nine miles away, with excellent shopping, leisure and cultural facilities. Powderham Castle is in the village of Kenton itself, and has been the home to the Earl of Devon since the 1400s. It is now a very popular attraction and event venue with a wonderful farm shop, cafe, post office and activities for children.

The area has plenty of leisure activities to choose from, with sailing on the River Exe at Starcross, walking on the South West Coast Path and nearby on Dartmoor. Golf is available nearby at Exminster Golf Centre and Exeter Golf and Country Club at Wear Park. Sandy Park, home of the Exeter Chiefs Rugby Club, is less than 10 miles away. There is also a selection of stunning beaches easily accessible from the property.

The area offers excellent transport links and Exeter's four mainline train stations are all within easy reach. Trains run regularly to the smaller nearby towns and cities, as well as Bristol, Plymouth and London Paddington. The M5 is less than six miles away, providing links to the national motorway network, while Exeter International Airport, 13 miles away, offers both local and international flights.

The region is well served by independent schooling at The New School in Exminster, and in Exeter at Exeter School, The Maynard School and Exeter Cathedral School, among others.

## The property

Nestled in this designated Area of Outstanding Natural Beauty (AONB), this south-facing detached country residence is a captivating retreat, within an estate of 19 acres. With its idyllic setting, it offers a harmonious blend of serenity and grandeur. Majestic trees adorn the landscape, creating a tapestry of colours that change with the seasons, while fragrant blooms dot the manicured gardens.

As you approach the residence, a sense of anticipation builds, amplified by the sight of a shimmering lake that graces the property. The glistening waters mirror the surrounding scenery, reflecting the vibrant hues of the sky and the gentle sway of overhanging branches. The lake serves as a focal point, inviting residents and visitors alike to immerse themselves in its beauty, whether for boating, fishing, or simply appreciating the symphony of nature.





The country residence itself is a timeless masterpiece, exuding charm and elegance at every turn. A blend of architectural styles, it seamlessly merges classic and contemporary elements, creating a unique aesthetic that is both inviting and refined. The exterior showcases a harmonious combination of stone and brick, complemented by terraces and inviting outdoor living spaces.

Oxton Mere is a beautifully presented detached home with ancillary accommodation and a beautiful garden. The property offers light, airy accommodation with high quality fittings and clean, neutral décor throughout.

The main house provides two generous reception rooms on the ground floor. These include the 25ft sitting room with its full-height windows overlooking the garden with views towards the beautiful lake. There is also a dining room with a dual aspect including three sets of French doors opening onto the garden. The dining room adjoins the well-equipped kitchen which has plenty of storage to base and wall level and integrated appliances. There is also a breakfast bar for informal dining.

Additionally, the ground floor of the main house has a useful utility room and a study or bedroom, plus a shower room. The ground floor annexe provides further accommodation and adjoins the main accommodation via an internal door, providing flexible options for its use. It also has a separate private access to outside.



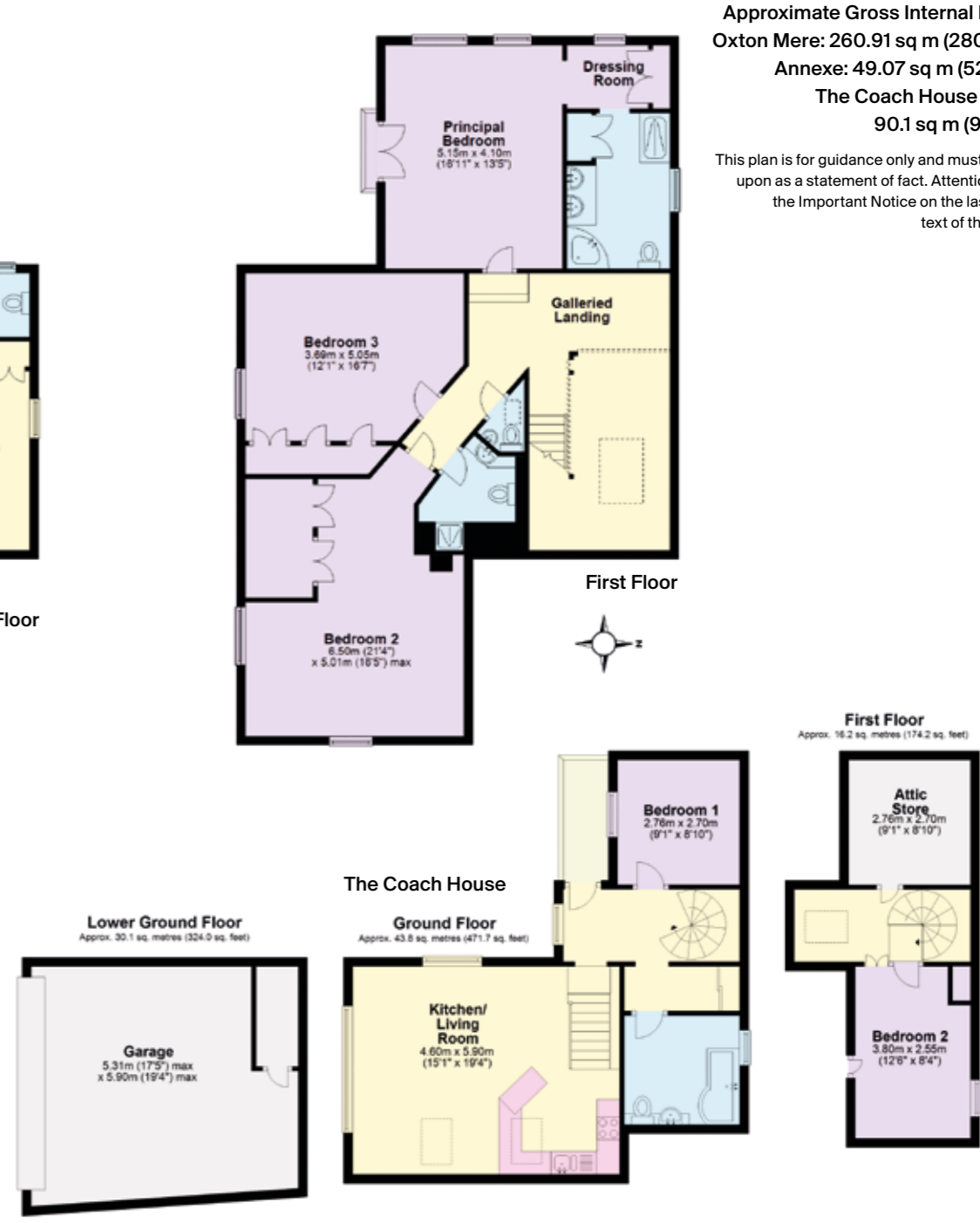
The annexe comprises of two bedrooms, one with an en suite, and a further bathroom which could be used by the main house, plus a sitting/dining room and fully equipped kitchen.

Upstairs, the main house has three further double bedrooms, two of which have built-in wardrobes. The principal bedroom has a dressing room and a luxury en suite bathroom, while the first floor also has a family shower room and an additional WC.



# The Coach House

Further ancillary accommodation is available in The Coach House. This self-contained accommodation is arranged across two levels and offers an open-plan kitchen and sitting area, two bedrooms and a bathroom.



Approximate Gross Internal Floor Area  
Oxton Mere: 260.91 sq m (2808.41 sq ft)  
Annexe: 49.07 sq m (528.19 sq ft)  
**The Coach House & Garage:**  
90.1 sq m (969.9 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

## Garden and grounds

The house is set in stunning 19 acres of gardens and grounds, with a beautiful lake, and open fields beyond. The gardens include rolling lawns and colourful flowerbeds, as well as established shrubs and various mature specimen trees. The house is surrounded by paved terracing for al fresco dining, and there is also a hot tub, shaded by a gazebo.

The sunny south-facing front garden leads to the lake, where there is a jetty providing access for fishing or boating.

In addition, there are two large sheds, with access to the adjacent fields, which may be useful to equestrian or agricultural enthusiasts for a variety of purposes.

Plenty of private parking is available on a spacious driveway at the front of the house. Further parking is available in the double garage beneath The Coach House.

## Services

Mains water & electricity. Private drainage. Oil-fired central heating

## Directions (Postcode EX6 8EY)

what3words///editor.currently.unfair

## Property information

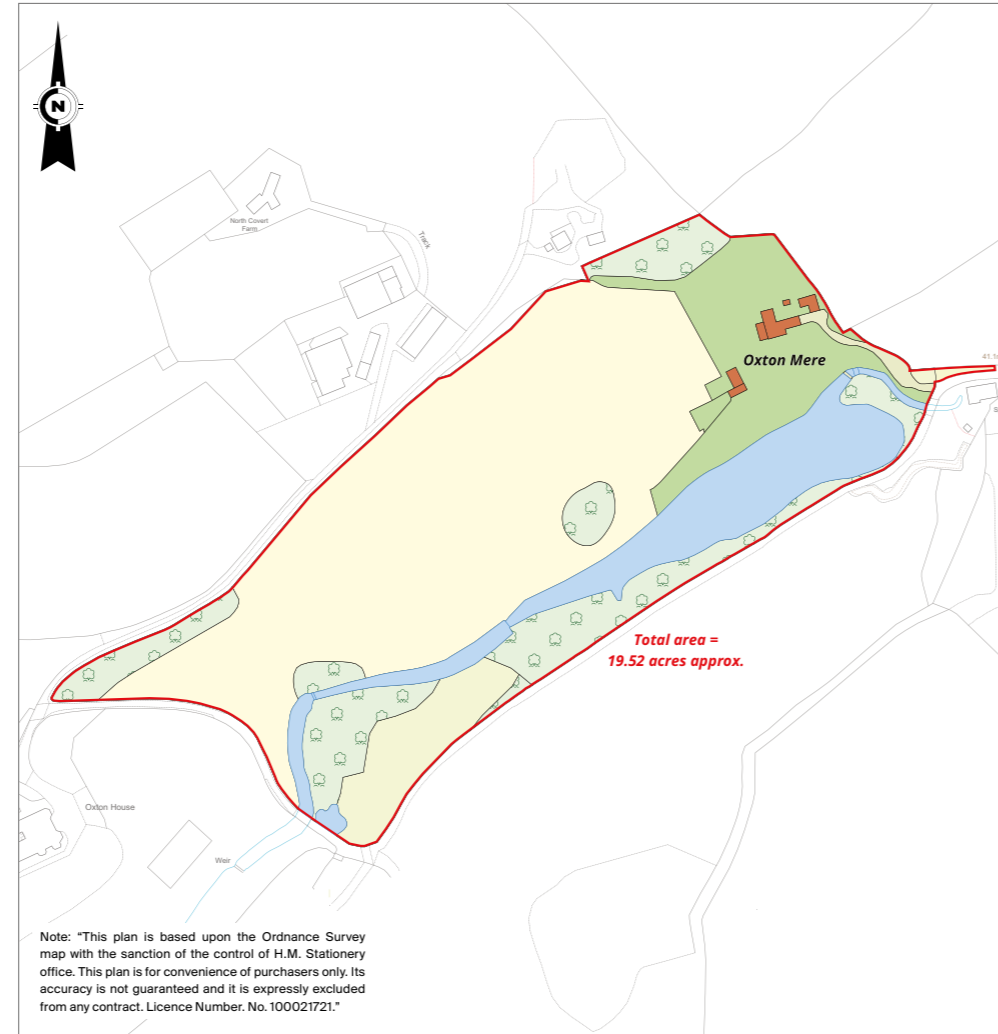
Tenure: Freehold

Local Authority: Teignbridge District Council

Council Tax: Band G

EPC Rating: Oxton Mere – D, Coach House – D

Guide Price: £2,750,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated July 2023.

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