

Larksfield, Oak Road, Exeter

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# A fine **country house with six bedrooms**, outbuildings and extensive gardens.

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## Summary of accommodation

**Ground Floor:** Sitting room | Dining hall | Kitchen/family room | Utility | Boot room | Cloakroom | Office

**First Floor:** Principal bedroom with dressing room and en suite bathroom | Three further bedrooms, one en suite | Family bathroom

**Second Floor:** Two bedrooms, one en suite | Shower room

**Secondary Accommodation:** Attic space

**Outside:** Triple garage | Stables | Workshop/barn | Tack room

## Distances

Exeter Airport 4.0 miles (1 hour to London City Airport), Whimple station 4.3 miles (18 minutes to Exeter St. David's)

Ottery St. Mary town centre 4.5 miles, M5 Junction 29 8.3 miles, Exeter city centre 11.3 miles

Exeter St. David's station 12.3 miles (2 hours to London Paddington)

(All distances and times are approximate)



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## Location

The village of West Hill lies in a picturesque rural setting close to the East Devon Area of Outstanding Natural Beauty. The village is home to a local shop, a village hall and a parish church, while approximately four miles away, the town of Ottery St. Mary provides a choice of everyday amenities, including a variety of shops, restaurants and cafés, a supermarket and a good selection of schools. The larger coastal town of Exmouth is nine miles to the south, while Exeter city centre is 11 miles away.

The area is ideal for those with a love for the great outdoors, with the East Devon Area of Outstanding Natural Beauty on its doorstep, providing a wealth of outstanding walking, cycling and riding routes. The coast and the renowned Southwest Coastal Path is within easy reach, as are a number of excellent beaches. Golf is available nearby at Sidmouth and Honiton, as well as Woodbury Park.

The A30 runs nearby, offering easy access to the city of Exeter and the M5, while the stunning Devon coastline and the popular seaside towns of Sidmouth and Budleigh Salterton are within easy reach.

The property is in the catchment area for West Hill Primary and The Kings School. Buses for both schools conveniently stop outside the property. There are also a number of excellent schools in the surrounding area, including the independent St. John's School in Sidmouth.

## The property

Larksfield is a stunning detached country house, set in a peaceful rural position close to the bustling village of West Hill. The property offers six bedrooms and well-appointed accommodation with clean, neutral décor and stylish fittings, while outside there are extensive gardens surrounded by rolling countryside.

The dining hall greets you upon entering, with its vaulted ceiling and exposed timber beams, as well as tiled flooring, a large bay window welcoming plenty of natural light and a fireplace fitted with a woodburning stove. Towards the rear there is a well-proportioned sitting room with a woodburner and a dual aspect, including two sets of French doors opening







onto the gardens. The ground floor also includes a home office which could be used as a snug or additional bedroom, if required.

The large open-plan kitchen and family room also features French doors opening onto the splendid gardens, while the kitchen is fitted with white storage units to base and wall level, a central island, integrated appliances including a fridge/freezer, dishwasher, bin storage, twin induction hob, oven/microwave, wine cooler and a four-oven electric AGA. The adjoining utility room provides further space for storage and appliances.

The first floor is home to four beautifully presented double bedrooms, including the generous principal bedroom with its dressing room and luxury en suite bathroom. The bathroom includes dual washbasins, a free standing bathtub and a walk-in shower. One further first-floor bedroom is en suite, while there is also a family bathroom. The second floor provides a further two well-proportioned bedrooms, one of which is en suite, and an additional shower room.





## Garden and grounds

The property is approached via a gravel driveway, which leads to a part-paved, part-gravel courtyard with plenty of parking space and access to the outbuildings. These include an outside toilet, two stables, and a barn/workshop. There is an area above the triple garage that would be easily converted into ancillary accommodation, subject to the appropriate planning permissions.





The gardens to the side and rear of the house feature an area of paved terracing, well-stocked border flowerbeds and extensive rolling lawns and meadows, which back onto beautiful East Devon countryside.

## Services

Fully monitored alarm system and CCTV system. Mechanical Ventilation Heat Recovery System. Mains electricity. Solar panels. Underfloor central heating: Ground source heat pump. Private water – Bore hole and water filtration system. Private drainage – Klargester sewage treatment plant.

## Directions (Postcode EX5 2DD)

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## Property information

**Tenure:** Freehold

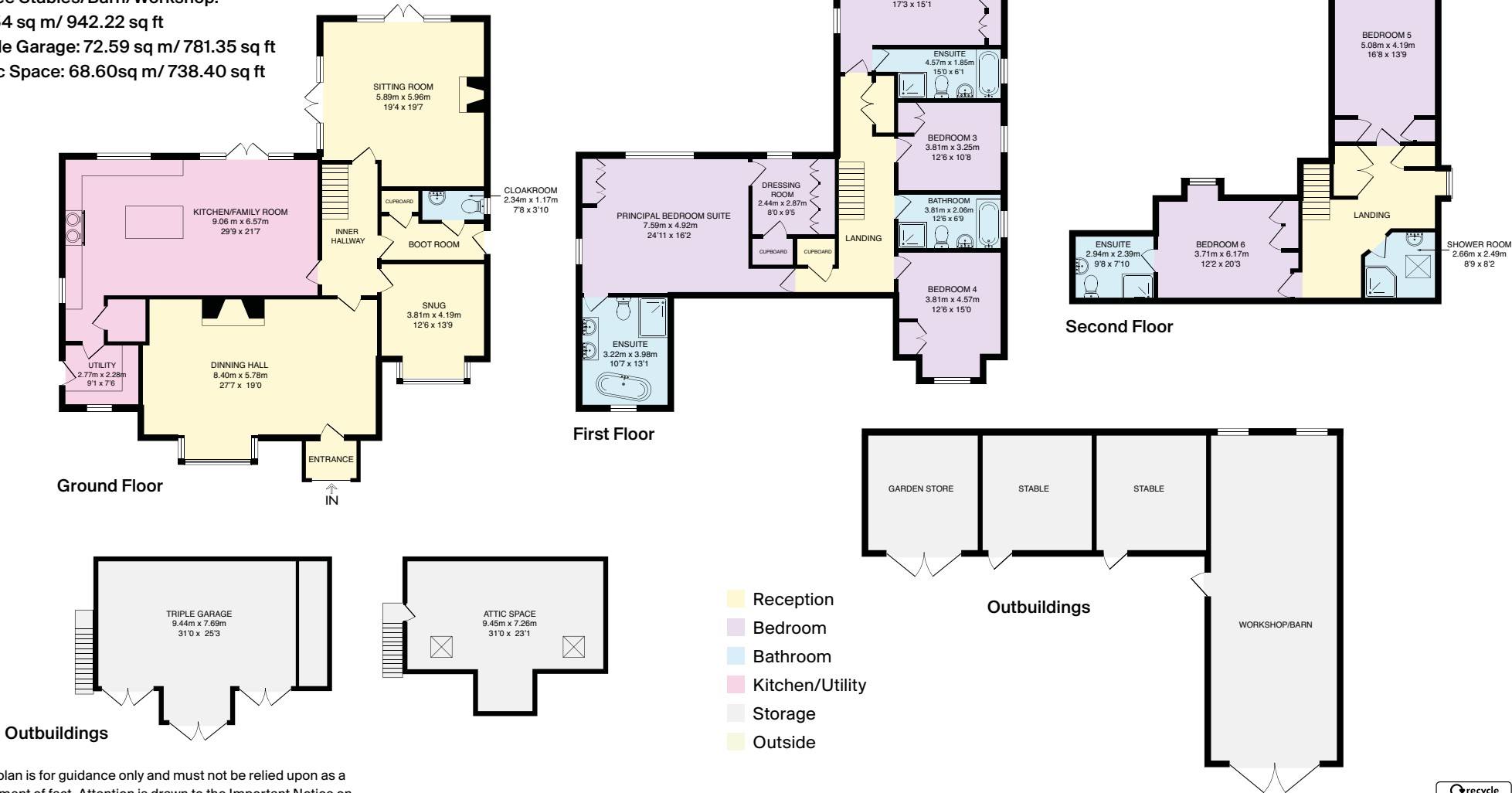
**Local Authority:** East Devon District Council

**Council Tax:** Band G

**EPC Rating:** B

**Guide Price:** £1,750,000

Approximate Gross Internal Floor Area  
Main House: 383.34 sq m/ 4126.25 sq ft  
Three Stables/Barn/Workshop:  
87.54 sq m/ 942.22 sq ft  
Triple Garage: 72.59 sq m/ 781.35 sq ft  
Attic Space: 68.60sq m/ 738.40 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.

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 June 2023. Photographs and videos dated June 2023.

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