



Two Oaks, Westwood Lane, Exeter

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# A **beautifully presented** farm property with outbuildings and extensive grounds.

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## Summary of accommodation

**Ground Floor:** Sitting room | Kitchen/dining room | Utility | Boot room | Cloakroom | One bedroom | Wet room

**First Floor:** Four bedrooms, two en suite | Family bathroom

**Outside:** Garage | Stables | Kennels | Hen house | Log store | Water treatment store | Garden shed | Gardens and grounds

In all about 2.35 acres

## Distances

Exeter city centre 2.6 miles, Exeter St. David's station 3.3 miles (2 hours to London Paddington), M5 (Jct 31) 4.4 miles

Exeter Airport 10.8 miles (1 hour to London City Airport)

(All distances and times are approximate)



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## Location

The village of Longdown lies in a beautiful rural setting, just three miles from the centre of Exeter, providing the best of country living with convenient access to all of the city's amenities and transport links.

There is a local pub in the village as well as a village hall, while everyday amenities can be found in the south-west of Exeter, with local shops on Dunsford Road and further shops and facilities in the St Thomas area. The centre of the historic cathedral city is just three miles from the property and provides further shopping on the Historic Quayside with the nearby cities of Plymouth and Bristol offering more extensive choices.

The area has plenty of leisure activities to choose from, with first-class facilities found in Exeter, horse riding, sailing, hiking the Jurassic Coast, fishing as well as stunning walking and cycling on the nearby Dartmoor National Park and access to several sandy beaches within easy reach of the property.

Exeter offers excellent transport links and the city's four mainline train stations are all within five miles from the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington.



The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, offering both local and international flights.

The region is well served by good private and state schools such as Ide Primary School, Exwick Heights Primary School and for secondary, Exeter College, all of which are rated outstanding by Ofsted. There are also several renowned independents, including St Wilfrid's School, Exeter Cathedral School and Exeter School.

## The property

Two Oaks is a beautifully presented light-filled farm property that offers five bedrooms and a wealth of character. Features include exposed timber beams and contemporary fittings, creating a thoroughly attractive family home.

The ground floor has a welcoming reception hall with double doors leading to the main reception room, which is the well-proportioned sitting room with its exposed beamwork and brick-built fireplace. The ground floor also has a double bedroom, which could be used as a study or a family room if required. The large kitchen and dining room has two sets of French doors, which create a light and airy atmosphere, along with modern fitted units, a range cooker and space for a family dining table. On this floor there are also a wet room, a utility room and a boot room.



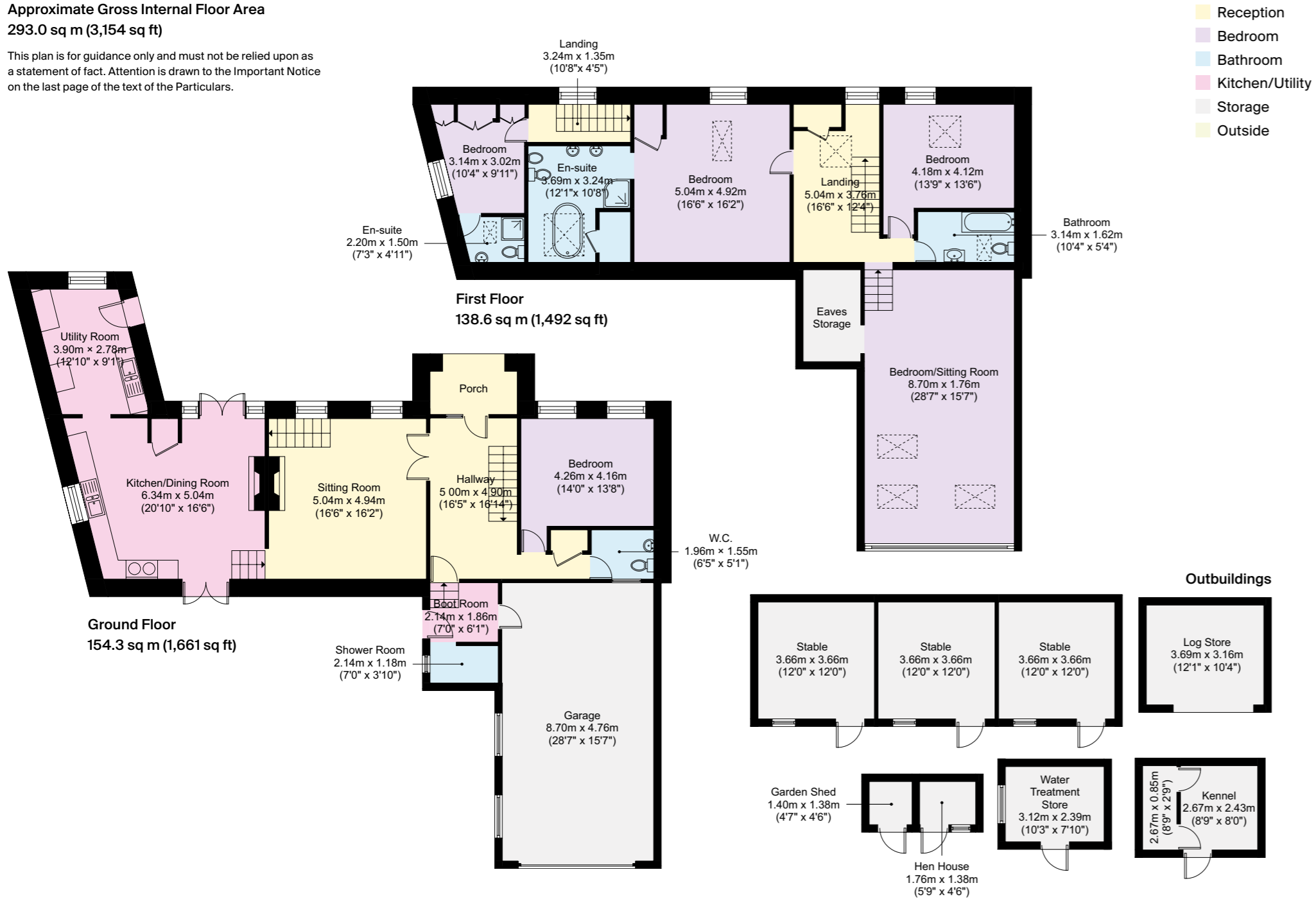
Upstairs there are a further four double bedrooms among the eaves and timbers, including a 28ft bedroom, which could be used as a games room or sitting room, with its three skylights and full-height gable end window. Two of the first floor bedrooms are en suite, one of which has a large bathroom with a sunken bathtub, a separate shower unit and dual washbasins. The second bedroom en suite has a shower room. Additionally, the first floor has a family bathroom, while there is a wet room on the ground floor.



**Approximate Gross Internal Floor Area**

**293.0 sq m (3,154 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

At the rear of the property, the tarmac driveway provides parking for vehicles and access to the garage for further parking and storage space. The property features several outbuildings, including a timber-framed stables block, a kennel and a hen house, as well as various stores. The house has a south-facing garden with an area of lawn, while to the north there are open fields and paddocks with spectacular views across the surrounding rolling hills. The grounds provide ample space for grazing livestock or training and exercising horses.

## Services

Mains electric, private water via borehole. Heating economy 7 with multi fuel Douvre 13kw fireplace. Private drainage via a biotec system.

## Directions (Postcode EX6 7RX)

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## Property information

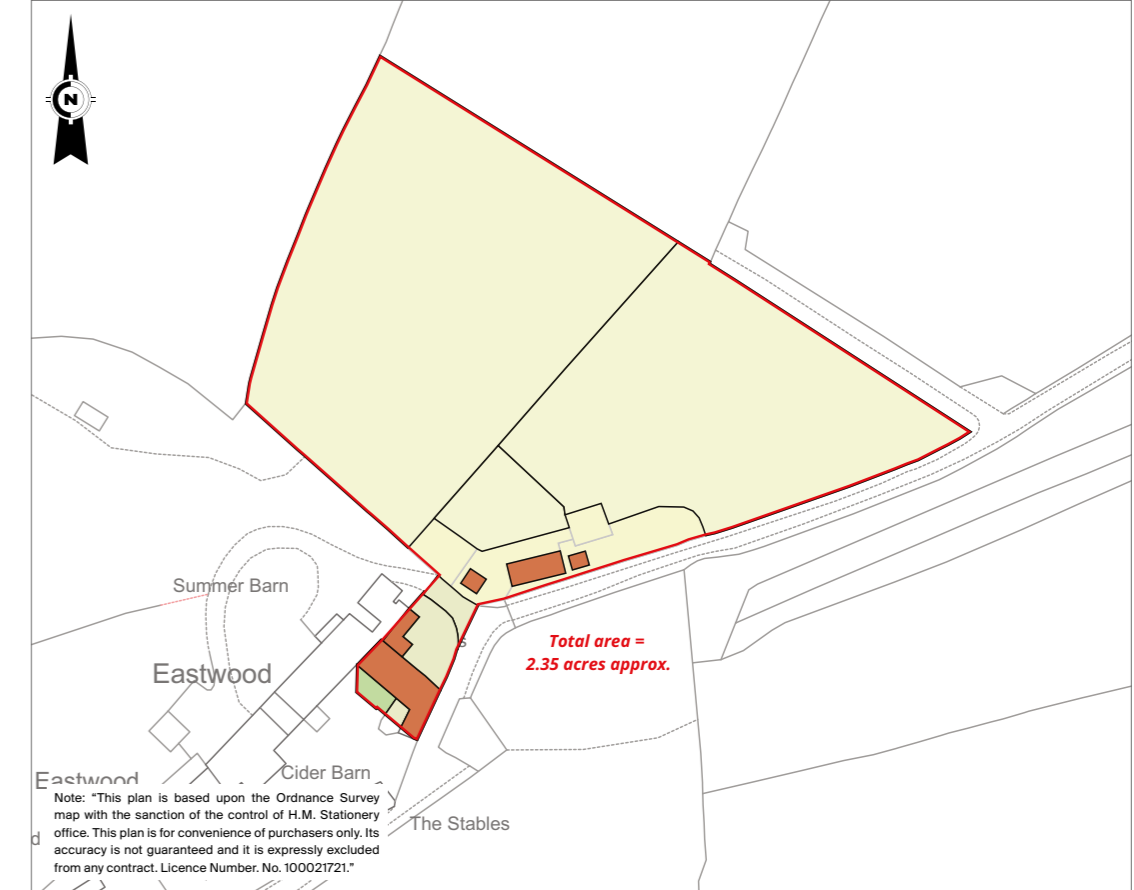
Tenure: Freehold

Local Authority: Teignbridge District Council,

Council Tax: Band E

EPC Rating: E

Guide Price: £895,000



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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