



Littlefield, Woodbury, Devon





A **stylish, contemporary** two/three bedroom bungalow with outbuildings and delightful garden.

Summary of accommodation

Sitting room | Kitchen/dining room | Principal bedroom with walk-in wardrobe and en suite shower room | 2nd double bedroom | Family bathroom and 3rd bedroom option

Secondary Accommodation: Garden office | Guest room/gym with potential to convert to guest or income generation suites giving rise to potential for up to 5 bedrooms across the property, 3 with en suites

Outside: Garage/laundry/utility | Gardens

In all about 0.5 acres

Distances

M5 (Jct 30) 4.2 miles, Exeter Airport 5.4 miles (1 hour to London City Airport), Exeter city centre 7.2 miles

Exeter St. David's station 8.4 miles (2 hours to London Paddington)

(All distances and times are approximate)



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Location

The village of Woodbury is a picturesque and popular location, surrounded by stunning east Devon countryside and within easy reach of both Exmouth town and Exeter city centre. The village has a variety of everyday amenities, including two pubs, a local shop, a parish church, a village hall and a primary school.

Further amenities, including high street shops and large supermarkets are less than five miles away in Exmouth, while the excellent shopping, cultural and leisure facilities of Exeter are just seven miles away.

Leisure activities in the area include numerous wonderful walking and cycling routes in the surrounding countryside, including along South West Coast Path, sailing at Topsham, Lympstone and Exmouth, and superb beaches at Budleigh Salterton and Sidmouth. Golf is available nearby at Woodbury Park Golf Club.

The area offers excellent transport links, with Exeter's four mainline stations easily accessible. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The M5 is close-at-hand, providing access towards Bristol, while Exeter International Airport, just five miles away, offers both local and international flights.



The area has several excellent state and independent schools, including Woodbury Church of England Primary School in the village, the outstanding-rated Lady Seaward's Church of England Primary School and the independent St Peter's Preparatory School in Harefield.

The property

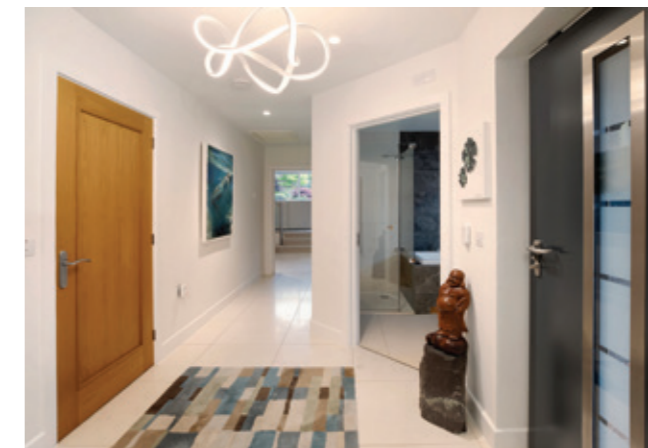
Littlefield is an impressive modern home, constructed in 2010 to a high specification. Presented on a single accessible level, the three-bedroom property (currently presented in 2-bed layout) is stylishly appointed throughout, with plenty of natural light, immaculate décor and elegant contemporary fittings.

Entering the welcoming reception hall, doors lead to the two double bedrooms and into the kitchen and dining room. There is useful walk-in cupboard space in the hallway. The main living and entertaining area is the open-plan kitchen, dining area and sitting room, with the light and airy sitting room featuring wool carpeting, a vaulted ceiling, a dual aspect and sliding glass doors opening onto the rear garden.

The kitchen is fitted with a comprehensive range of shaker-style units, with a part-oak, part-brushed steel construction, a central island and limestone flooring. There are Silestone work surfaces and integrated appliances, including a double Neff oven, a five ring gas hob and extractor hood, a fridge/freezer and a dishwasher. The dining area has plenty of space for a family dining table and steps leading through the square arched entrance to the sitting room.

The large principal bedroom has a bay window with remote-controlled blinds, as well as pure wool carpeting. It has a modern en suite shower room with handmade tiling, limestone flooring and walls and under-sink storage. The bedroom also benefits from a walk-in wardrobe. The second bedroom has fitted wardrobes and wool carpeting, as well as a wired internet and telephone socket, while both bedrooms have TV aerial sockets and power for wall-mounted screens.

There is a family bathroom with slate and limestone walls and flooring, handmade glass tiles, a two-ended bath and a separate shower unit. Both the family bathroom and en suite shower room also benefit from heated towel rails and underfloor heating.





The property is well-equipped for low-cost, environmental living with a well-insulated, partly boarded loft providing useful storage, solar panels, a Tesla Powerwall II battery and recently upgraded with high-quality aluminium double glazing and a dry-fit roof. Further technology includes underfloor heating throughout, plus an integrated sound system.

Garden and grounds

The private and peaceful property is located at the end of a shared private driveway with parking to the front and an electric car charging point. The garage provides further parking and home storage, while half the garage has been converted into an office or guest bedroom (currently used as a gym - with fitted storage and mirrored doors) and limited further conversion could easily transform this space into a lovely guest suite which could equally serve as an annexe to the main accommodation, or even offer income potential as an AirBnB rental. There is also an additional eco-outbuilding which is fully plumbed and serviced, hard-wired to the internet and telephone and is currently fitted-out as a professional two-person business office, complete with its own kitchenette with boiling/filtered water tap. It is fully insulated with electric underfloor heating and large double-glazed sliding doors and could easily be converted into a self-contained bedroom suite/summer house.





The beautifully landscaped garden at the rear extends to almost half an acre and has a large patio space and a fusion of Japanese and English country-style planting, including various trees, shrubs, perennials and grasses.

There is a small area of lawn and a peaceful pond with an area of timber decking. Beyond there is a shed, a greenhouse, a composting area, a 5,000l water tank, an area of raised beds with solar irrigation, fruit and vegetable cages, an orchard and a chicken coop.

Services

Mains gas, electricity, water and drainage. Broadband download speed is 50 - 80 mbs and the upload speed is 16 - 20 mbs.

Directions (Postcode EX5 1HY)

what3words: ///custodian.competing.rare

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band F

EPC Rating: A

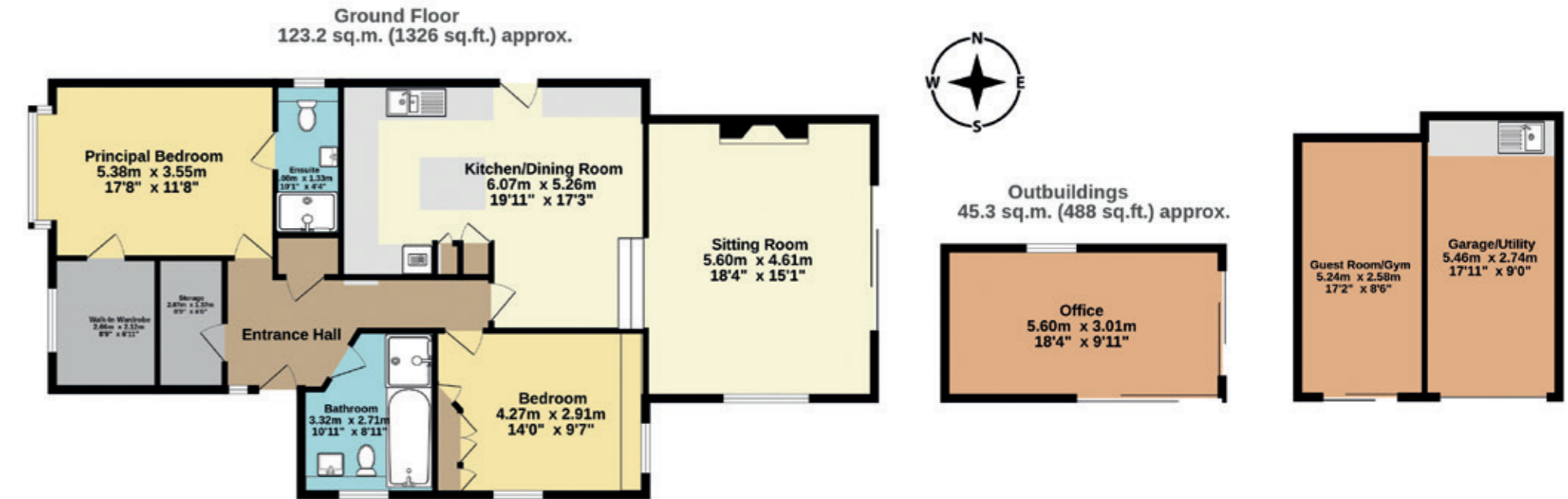
Guide Price: £775,000 - £800,000



Approximate Gross Internal Floor Area

168.5 sq m (1814 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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