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# Oaklee

## Clyst Honiton Nr Exeter Devon

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Chartered Surveyors and Estate Agents



# Oaklee

Station Road, Clyst Honiton, Near Exeter, Devon.

A substantial 1930's detached family home offering extremely versatile family accommodation, a range of useful outbuildings, and extensive gardens in semi-rural location bordering open fields, very conveniently situated for the Cathedral and University City of Exeter.

Reception Hallway, Sitting Room, Dining Room, Sun Lounge, Kitchen/Breakfast Room, Utility, Ground Floor Bedroom and Shower Room, Master Bedroom with En Suite Bathroom, 4 further Bedrooms, Bathroom.

Parking, attractively landscaped gardens of approximately  $\frac{3}{4}$  acre and with large greenhouse.

Detached double garage, 44' timber barn, stable block, and large summerhouse.

Sweeping driveway with extensive parking and turning.

**Guide Price £595,000**

## SITUATION AND DESCRIPTION

Oaklee enjoys an enviable location adjoining fields and paddocks and yet is within easy reach of Exeter with its wide range of business, entertainment and leisure facilities. These include a beautiful thriving quayside and the superb new Princesshay shopping centre. There is also excellent access to the international airport and M5 motorway, the south Devon coastline, and stunning open countryside with quiet lanes affording a host of walking and cycling opportunities. There are primary schools nearby in Clyst Honiton and Broadclyst.

The house itself provides versatile family accommodation which is extremely well presented throughout and which includes double glazing and gas fired central heating. Features worthy of particular note include the downstairs bedroom and shower room, and a superb modern sun lounge with pleasant views across the gardens. The large gardens are bordered by open fields and extend to approximately  $\frac{3}{4}$  acre and provide a haven for children and pets. They include extensive parking and a detached double garage. A superb range of useful outbuildings includes a 44' timber barn which is ideal for a wide variety of uses - it currently houses a stage for junior theatrical performances! There is also a stable block and a large summerhouse which adjoins the attractively landscaped and secluded barbecue area and sun deck.

**Prospective purchasers should note that some additional land could be available by separate negotiation.**

## ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows:

Front door with oval double glazed window featuring an attractive kingfisher motif.

### Porch

Tiled flooring, double glazed window, wall light, panelled timber door to

### Entrance Lobby

Tiled flooring, lovely double glazed stained glass window again with a kingfisher motif. Further part glazed door with some coloured glass to

### Reception Hallway

**3.14m max x 2.83m 10' 4" max x 9' 3"**

Shelved fireplace with a carved wooden surround; parquet flooring, radiator, picture rail, telephone point, cupboard understairs with shelving. Stairs rising to the first floor. Pair of glazed doors into the...

### Sun Lounge

**4.80m x 4.26m (15' 9" x 13' 12")**

Offering lovely views over the gardens through double glazed windows. There are also 3 Velux roof windows, 1 with stained glass. Sanderson blinds, tiled flooring, radiator, remote controlled rotary ceiling fan with light.

### Dining Room

**5.68m x 3.64m plus deep bay window  
(18' 8" x 11' 11" plus deep bay window)**

Dual aspect room with double glazing including a tilt and turn window, fitted gas fire with a carved wooden surround, coved ceiling, wall light points, radiator, dimmer switch.

### Sitting Room

**5.08m x 3.75m (16' 8" x 12' 4")**

plus a lovely deep square bay window with double glazing and including double glazed tilt and turn door giving access directly onto the garden. Sealed fireplace with a marble hearth, back panel and carved wooden surround. Coved ceiling with picture rail, dado rail, television aerial point, radiator, telephone point, wall light points.

### Kitchen / Breakfast Room

**6.55m x 3.2m (21' 6" x 10' 6")**

Divided into two distinct areas with tiled flooring and a deep bay window with built in seating. Fitted with matching base and eye level units in a sleek white finish and comprising a stainless steel sink unit with a mixer tap set into a roll edged worktop with tiled splashbacks. Concealed lighting; stainless steel double oven and 5 burner gas hob with a matching extractor hood over; washing machine; plumbing for dishwasher, further roll edged worktop with a tiled splashback and a radiator beneath. Breakfast bar with cupboards and display shelving beneath. Additional radiator, telephone point, recessed spotlighting; built-in cupboard with shelving.

### Utility Area

With tiled flooring, worktop and shelving, fitted cupboard, gas central heating boiler; electricity consumer unit; walk in larder; double glazing.

### Ground floor Shower Room

Spacious cubicle with tiling and low level electric shower; hand wash basin with a tiled surround; close coupled wc; electric heater; 2 obscured double glazed windows.

### Ground Floor Bedroom/Study

**4.0m x 2.48m (13' 1" x 8' 2")**

Dual aspect room with double glazing; laminate flooring; radiator; wall light points.

### First Floor Landing

Double glazed window; hatch to roof space; radiator.

**Bedroom 1** 4.02m into double glazed square bay window x 3.58m  
(13' 2" into double glazed square bay window x 11' 9")

Open views across the garden to the surrounding fields; picture rail; radiator; panelled door to

### Ensuite Bathroom

Most attractively appointed with a white suite comprising panelled bath with a tiled surround and shower over, and Victorian style mixer tap with hand held shower. Hand wash basin with a tiled surround; close coupled WC; radiator; double glazed window with patterned glass; large airing cupboard housing a lagged hot water cylinder with an immersion heater.

**Bedroom 2** 3.64m x 2.97m (11' 11"x 9' 9")

Large double glazed square bay window with views across the front gardens. Picture rail; pedestal wash basin with a tiled surround; radiator.

**Bedroom 3** 3.01m x 2.83m (9' 11"x 9' 3")

A delightfully irregular shaped room with a double glazed bay window with views across the front gardens. Further attractive hexagonal window to the side with a very deep sill; sealed fireplace; pedestal wash basin; picture rail; radiator.

**Bedroom 4** 3.33m x 2.50m (10' 11"x 8' 2")

Sloping ceiling; pedestal wash basin with a tiled surround; radiator; double glazed window giving open countryside views.

**Bedroom 5** 4.0m x 2.57m max (13' 1"x 8' 5")

Being an L shaped room with UPVC double glazed tilt and turn window giving rural views; picture rail; radiator; fitted shelving.

### Bathroom

Tastefully appointed and fully tiled featuring a white suite comprising a panelled bath with a Gainsborough Royale shower unit over; shower screen; close coupled WC; vanity unit with a marbled surround and cupboards beneath. Mirror with recessed lighting and cupboard to the side. Double glazed window with patterned glass; radiator and heated towel rail.

### EXTERNALLY

The house is approached by a sweeping tarmac driveway which provides extensive parking and turning space for numerous vehicles and access to...

**Large Timber Barn** 3.42m x 5.14m (44' 0" x 16' 10")

With a corrugated roof, concrete floor; power and lighting.

**Double Garage** 5.85m x 5.25m (19' 2" x 17' 3")

Twin up and over doors.

The gardens surround the house and extend to approximately  $\frac{3}{4}$  acre. They are bordered by fields and paddocks and comprise large areas of relatively level lawns interspersed with flower and shrub borders which include a delightful rockery with ornamental pond and water feature. To the rear is a secluded barbecue area and a...

**Large Summerhouse** 4.72m x 3.26m (15' 6" x 10' 8")

With power supply.

### Stable Block

Comprising 3 small looseboxes plus food store room constructed of brick elevations beneath a pitched tiled roof.

**Greenhouse** 5.00m x 2.76m (16' 5"x 9' 1")

With power supply and staging

### TENURE

Freehold with vacant possession on completion.

### SERVICES

Mains electricity and gas are available. The house has its own private water supply and drainage is by means of a septic tank.

### DIRECTIONS

From Exeter follow the signs for the A30 signposted to Honiton. Proceed past the Met Office and under the M5 flyover taking the left hand lane signposted Clyst Honiton. Proceed through the village with Exeter airport then on your right. Take the next left into Station Road and Oaklee will be found after a short distance on the right immediately before a right hand bend. For those with satellite navigation the post code is EX5 2DX.

**VIEWING**

Strictly by prior appointment only with the owner's agents as follows: -

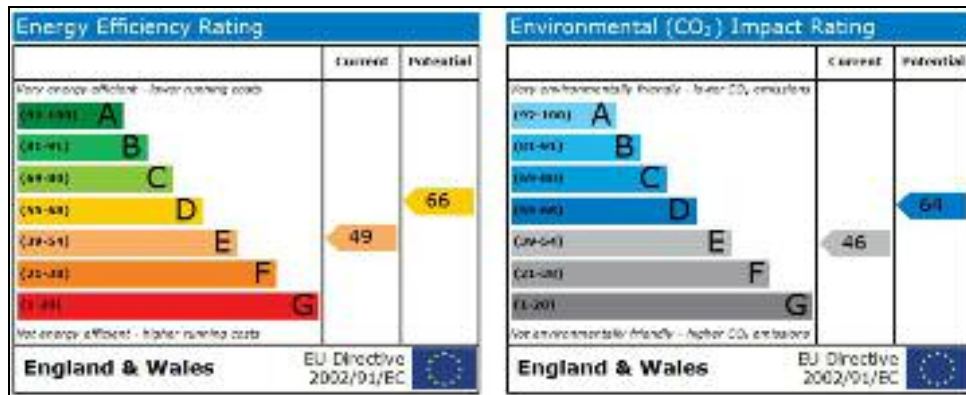


For the attention of Michael Henderson

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