



A superb individual 2 bedroom first floor apartment offering elegant and spacious accommodation to the side of this Grade II Listed manor house in a private wooded valley 10 miles West of Exeter. With garage, communal grounds & tennis court. Oxton House is a beautiful period Grade II Listed manor house that was converted into elegant apartments in the 1980's. It stands in a most favoured private wooded valley just 10 miles west of Exeter in the lea of the Haldon Hills.

£300,000

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SITUATION

Oxton House dates back to Elizabethan times but was rebuilt in 1781 by Reverend, traveller and author John Sweete who inherited a fortune from his godmother after he changed his name from John Tripe. Oxton is a popular hamlet due to the fact that it is on a 'no through' road and has a wooded approach with colourful rhododendrons and azaleas and the original estate white bridge over the river. It is approximately a 5 minute drive to the village of Kenton where there is a primary school and a community hall. A short distance from Kenton is the village of Starcross which offers a particularly good sailing club and mainline railway station. The city of Exeter offers an extensive range of educational facilities including state and private education, a sixth form college and university. Within the city centre is an excellent choice of shopping facilities, including most leading department stores and the highly regarded Princesshay development. From Exeter there are main line rail connections to London Paddington and Waterloo and an international airport.

FRONT DOOR TO

HALLWAY

Doors to:

LOUNGE/DINING ROOM

6.42m x 5.57m (21'1" x 18'3")

A stunning room with high ceilings and 2 sash windows with shutters, window seats and lovely views over the surrounding countryside with a southerly aspect. Coved ceiling with ceiling rose, feature fireplace with wood burner, 2 night storage heaters and door to:

KITCHEN

3.69m x 2.47m (12'1" x 8'1")

Base and eye level units with work surfaces over, stainless steel sink with drainer, fitted hob with oven below and extractor hood over, window to the rear and door to:

UTILITY CUPBOARD

Space for a fridge/freezer, washing machine and tumble dryer over.

BEDROOM 1

5.97m x 3.00m (19'7" x 9'10")

Sash window to the rear with shutters, window seat and lovely southerly aspect. Night storage heater.

BEDROOM 2

4.80m x 3.91m (15'9" x 12'10")

Sash window with window seat, shutters and southerly aspect, fitted wardrobes, coved ceiling and night storage heater.

BATHROOM

Suite comprising panelled bath, shower enclosure, WC,

Bidet, wash hand basin and airing cupboard. Window to the side.

SEPERATE WC

WC, pedestal wash hand basin, tiled floor and coved ceiling.

OUTSIDE

The apartment enjoys the full use of the communal gardens, grounds and tennis court that belong to Oxton House. They offer a wonderful mix of level lawned areas (perfect for utilising the house's croquet set), ponds and wooded areas. The tennis court, is hard surfaced, so can be used all year round. There is ample parking for residents to the side of Oxton House, along with an impressive turning area directly in front of the original front doors. The apartment also benefits from a single garage just a few yards from the house. Oxton really does offer a wonderful mix of the idyllic country life, without the huge running costs that would normally be associated with a property of this size.



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