





Rosebank, Ogwell Green, Newton Abbot, TQ12 6AG

A fabulous village home with a secluded garden.

- Individual detached house
- Highly sought after village location
- 4 bedrooms, 2 bathrooms
- Open plan kitchen / diner / family room
- Wood burner
- Separate sitting room and study
- Beautiful secluded garden
- Oversized garage and carport
- Shared private drive
- Views of Dartmoor

The village of East Ogwell is a previous winner of Devon in bloom and has a busy village hall, popular pub and tennis club. The village is centrally placed between Exeter, Torbay and Plymouth, with easy access to the A38.

Perfectly positioned on a generous plot, is this wonderful detached house. Originally built in the 1980s, Rosebank has undergone considerable recent refurbishment and offers an impressive and spacious contemporary home. The large, secluded West facing garden is level and safe for both children and pets.

On entry there is a spacious hallway with a solid wood parquet floor leading to a large kitchen / diner and family room. The family room features a wood burner and there are French doors leading out to a spacious outdoor patio and the garden from the dining area and the family room. There is a separate, plumbed utility room with door leading to the garden and a raised vegetable bed adjacent to the kitchen. Also on the ground floor is a large sitting room with views over the meadow to the rear of the property; a sun room; a WC and a study.

The first floor landing is light and airy landing with feature windows providing rural views. There are four double bedrooms, with open views over the countryside. The two family bathrooms both have separate shower cubicles and baths. In addition there is a large airing cupboard.

ACCOMMODATION

Ground Floor

Entrance Porch & Hallway	
Cloakroom / W.C	
Sitting Room	14' 6" (4.41m) x 12' 11" (3.93m)
Kitchen / Diner	23' 4" (7.1m) x 12' 8" (3.87m)
Utility	14' 1" (4.29m) x 5' 4" (1.62m)
Lounge	23' 0" (7.01m) x 14' 7" (4.45m) narrowing to 10' 8" (3.26m)
Conservatory	11' 5" (3.48m) x 10' 6" (3.2m)
Study	9' 5" (2.88m) x 7' 9" (2.36m)

First Floor

Landing	
Bedroom 1	15' 6" (4.73m) x 14' 10" (4.52m)
Bedroom 2	15' 5" (4.7m) x 15' 1" (4.6m)
Bedroom 3	15' 5" (4.7m) x 11' 3" (3.43m)
Bedroom 4	10' 3" (3.13m) x 8' 10" (2.68m)
Bathroom 1	
Bathroom 2	

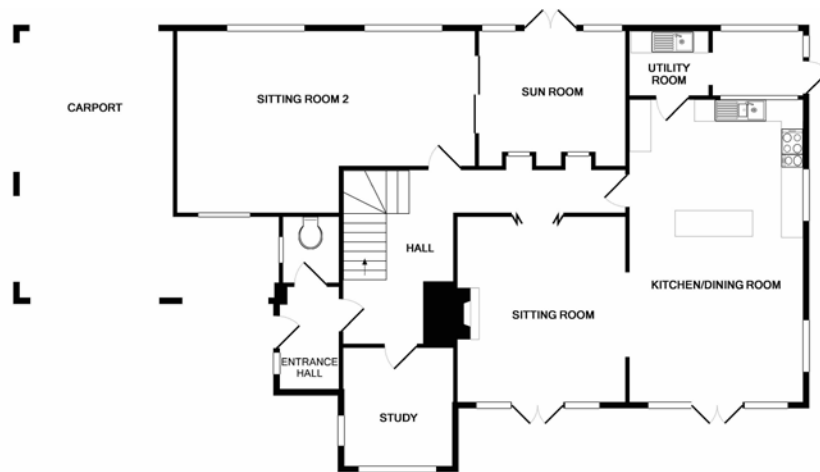
OUTSIDE & PARKING

There is a paved patio to the front of the house providing access to a manicured lawn and mature borders. Adjacent to the utility room is a covered storage area and a shed. There is further garden storage behind mature shrubbery at the rear of the garden as well as a pretty summer house. A separate garden area at the entrance to the driveway offers the potential for development or further storage.

A private driveway provides access to Rosebank and leads to a garage and a private driveway with ample parking as well as a carport and wood store.

DISCLAIMER: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.





GROUND FLOOR
APPROX. FLOOR
AREA 1002 SQ.FT.
(148.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1040 SQ.FT.
(96.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2803 SQ.FT. (260.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council- Currently band F

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONS

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Continue straight ahead up Canada Hill. The property can be found at the brow of the hill, on the left hand side, just before the green. Note: The driveway to Rosebank is just before the red post box on the left.

