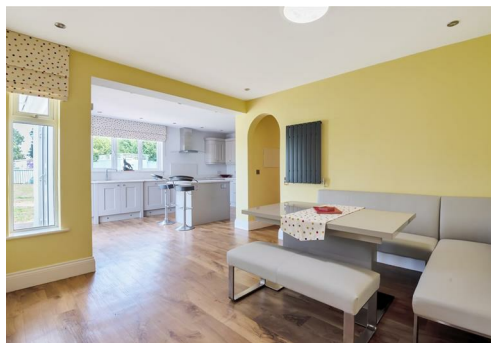




Danefield



Chudleigh Knighton 0.2 miles / Chudleigh town centre 2 miles / Bovey Tracey 2.2 miles / Exeter 12.7 miles

A recently renovated bungalow, set in over a 1/3 of an acre, on the outskirts of a popular Devon village.

- Recently renovated bungalow
- On the outskirts of a popular Devon village
- Open plan kitchen/dining room
- 3 bedrooms (1 without building control sign off)
- Beautiful gardens
- Ample off street parking



Situation

The property is set in a rural, elevated position on the outskirts of the sought-after village of Chudleigh Knighton with excellent access to the A38 dual carriageway (1.2 mile) and close to the town of Chudleigh (2 miles). There are good local facilities in both Chudleigh Knighton and Chudleigh while the town of Bovey Tracey is within 2.2 miles. The cathedral and university city of Exeter is 12.7 miles. The boundary of the Dartmoor National Park is within 3 miles where there is wonderful countryside for walking, riding, cycling and fishing. The coast at Teignmouth and Dawlish is within 9 miles. The Teign Estuary is only 5 miles.

Description

Danefield is a generous detached bungalow set in an elevated rural position. The property has been recently renovated and provides stylish accommodation of over 1,700 sq ft, comprising a reception room, open plan kitchen/dining room, family bathroom, a master bedroom with en suite shower room, and a further double bedroom. There is a third double room with en suite shower room which has not had building control sign off. There is an integral garage with a store/workshop area to the rear. The grounds surround the property with areas of lawn and a drive with ample parking area suitable for several vehicles.

Accommodation

Steps lead up from the drive into an entrance lobby with storage cupboard and through into an inner hallway. To the left is a spacious reception room with a feature fireplace. The open plan kitchen/dining room is an ideal entertaining area. The modern kitchen has an array of wall and floor mounted units, integrated appliances, breakfast bar and doors leading to a paved sun terrace. The master bedroom has a dressing area with fitted cupboards and en suite shower room. There is a further double

bedroom with a front aspect and a large family bathroom. More recently the owner has converted part of the integral garage into an additional third bedroom with en suite shower room (This has not had building control sign off).

Gardens

Set back from the lane is a generous gravel parking area for several vehicles and an integral garage with a store/workshop area to the rear. To the front and side of the property are large areas of lawn with shrubs and perimeter fencing/hedging. To the rear of the property is a glorious, paved sun terrace with a further area of lawn with perimeter fencing/hedging and 2 small wooden sheds with a separate paved area. Overall the property amounts to 0.36 acres.

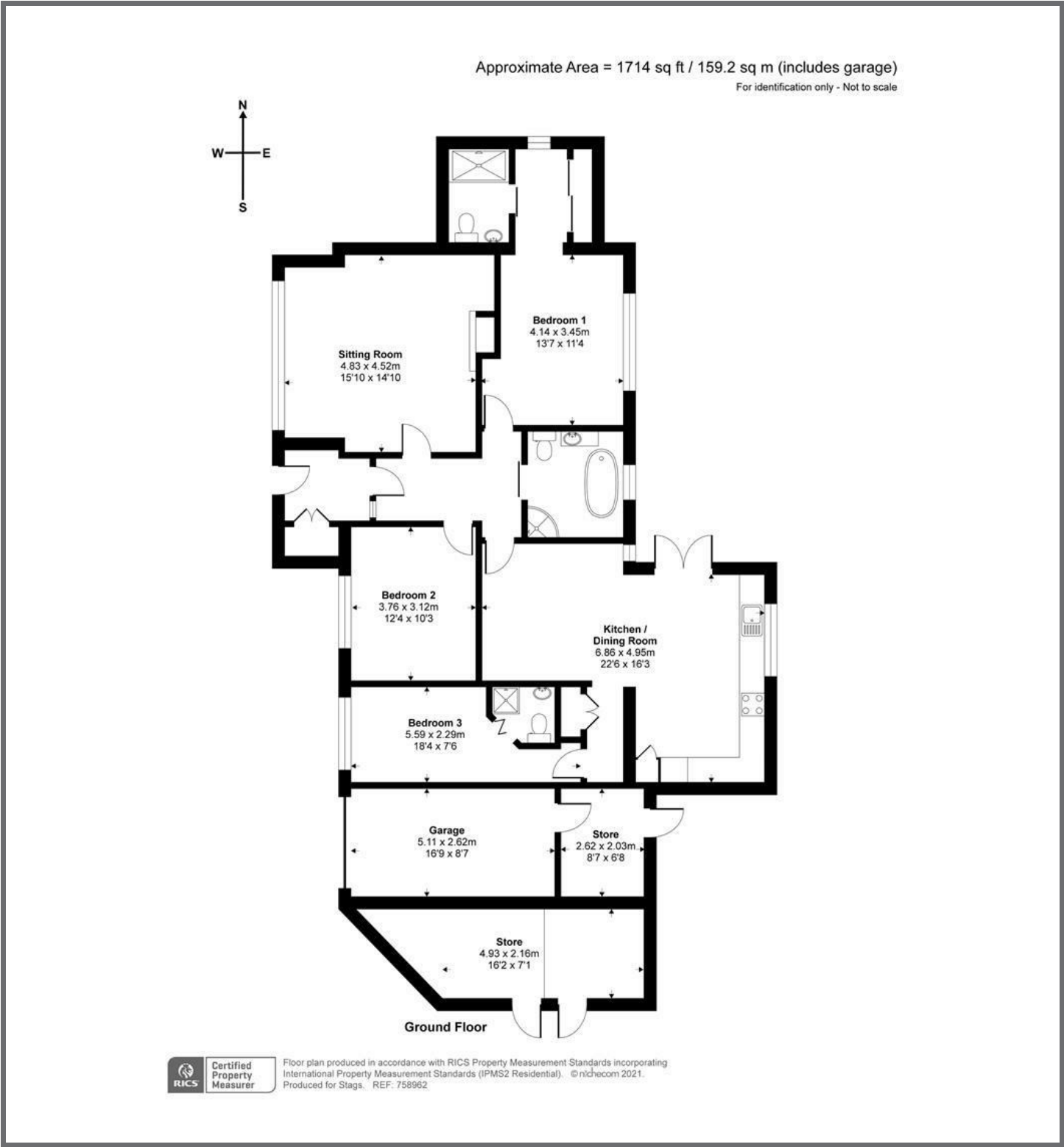
Services

Mains electricity and water. Private drainage. Oil fired central heating

Directions

From Exeter proceed south on the A38 and after about 5 miles leave at the Chudleigh Knighton exit. At the T-junction, at the end of the slip road, turn right towards Chudleigh Knighton and after 0.7 miles, on the B3344, turn right to Chudleigh Knighton. Once in Chudleigh Knighton passing the 'Knighton Stores' take the right turn onto The Chapelry. Take the 1st right turn at the Claycutters Arms and carry on up the hill and after 0.2 miles the property will be on your right.





These particulars are a guide only and should not be relied upon for any purpose. 21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales		

01392 255202
exeter@stags.co.uk

stags.co.uk