

1, Bay Trees







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Kennford, Exeter, Devon, EX6 7UY

Exeter city centre (6.4 miles), Exeter Racecourse (2.3 miles)

An exceptional village residence offering generous family accommodation, stylishly extended and impeccably finished throughout.

- Popular village location
- Double garage
- Countryside views
- Four bedrooms
- Council Tax Band: E
- Beautifully presented
- Ample parking
- Utility Room
- EPC: E
- Freehold

Offers In Excess Of £500,000

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SITUATION

Nestled in the heart of the ever-popular village of Kennford, this beautifully presented detached family home enjoys a highly convenient location just four miles from the historic cathedral city of Exeter. The village itself offers an excellent array of local amenities including a hotel, shop, primary school, and petrol station. With the A38 and A379 nearby, the property boasts swift access to the M5, Exeter's city centre, mainline rail links to London Paddington (circa 2 hours), and Exeter International Airport. The area is also well served by renowned independent and state schools, including Exeter School and The Maynard School.

DESCRIPTION

An outstanding and substantially extended detached home, presented to an exceptional standard throughout and thoughtfully designed for modern family living. Offering spacious and flexible accommodation over two floors, the property combines style and comfort with a high specification finish. Enjoying a generous plot with landscaped gardens, ample parking and a double garage, this is a superb opportunity in a desirable Devon village.

ACCOMMODATION

Upon entering, a part-glazed entrance door leads into a welcoming reception hall, finished with elegant polished tiled flooring and featuring under-stair storage. A cloakroom is conveniently located off the hallway, comprising a WC, wash hand basin with mixer tap, tiled surround, and obscure glazed window. The kitchen is a real highlight, fitted with an array of high-gloss white cabinetry including deep soft-closing drawers, larder units, and under-cabinet lighting. Integrated Bosch appliances include a double oven and grill, microwave, two dishwashers, and a fridge/freezer. A front aspect window and side access door complement the polished tiled flooring. Opposite the kitchen, the spacious utility room offers excellent versatility, ideal as a laundry space, home office or playroom, complete with worktops, wall-mounted cupboards, and plumbing for appliances. Flowing seamlessly from the hallway, the dining/family room provides an ideal setting for entertaining, with a stylish gas coal-effect fire, fitted cabinetry, and polished tiled flooring continuing throughout. This in turn leads to the impressive triple-aspect sitting room with French doors opening to the garden, creating a bright and inviting living space. Upstairs, a turning staircase leads to the first floor landing with balustrades, loft access, and an airing cupboard. The principal bedroom is a generous double with mirror-fronted wardrobes and a stylish en suite comprising a mains shower, vanity unit, WC, chrome towel rail and tasteful tiling. There are three further well-proportioned double bedrooms, two with fitted wardrobes and each enjoying pleasant aspects, while the family bathroom is attractively appointed with a shaped bath and electric shower, pedestal basin, WC, tiled flooring, and chrome heated towel rail.













GARDEN AND GARAGE

The property enjoys a private and well-proportioned rear garden, beautifully landscaped and enclosed by an attractive brick wall, offering excellent seclusion. A generous tiled sun terrace provides a superb space for alfresco dining and entertaining, complete with built-in barbecue area and firepit seating zone, perfect for summer evenings. Beyond, a level lawn stretches the width of the garden, flanked by mature shrubs, specimen trees, and flourishing borders, creating a tranquil backdrop for family enjoyment. The double garage has been thoughtfully adapted to provide additional recreational space, currently arranged as a games room. This versatile area benefits from power, lighting, a loft hatch for overhead storage, and a remote-controlled up-and-over door, easily converted back for vehicle use if desired. A courtesy door provides direct access to the garden.

SERVICES

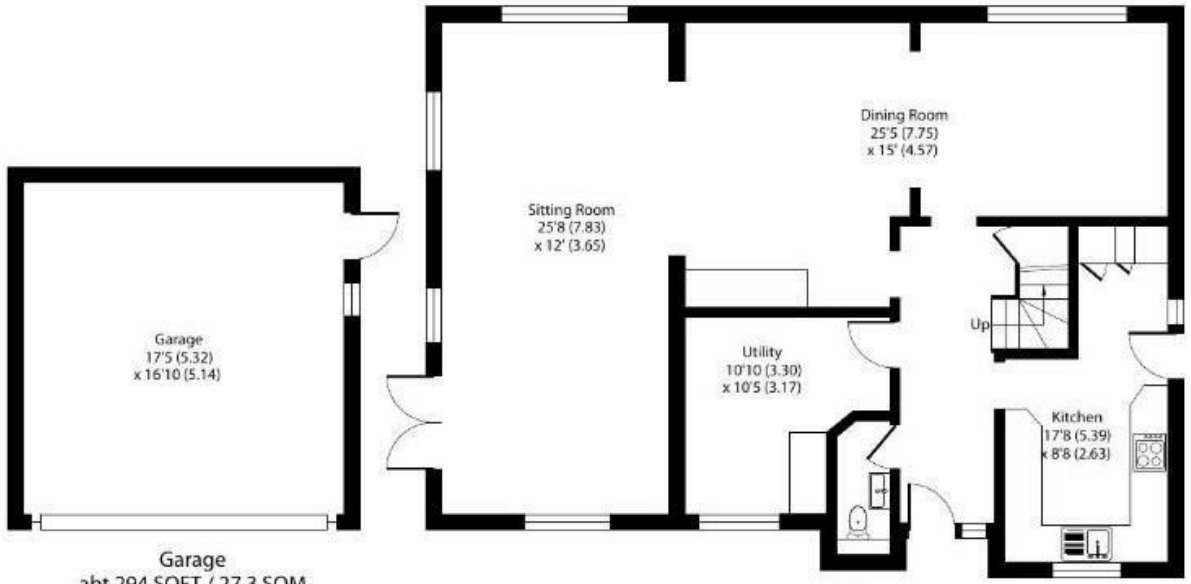
Utilities: Mains water, drainage and electricity
Heating: LPG Propane Gas - boiler in kitchen
Standard, Superfast and Ultrafast Broadband available (Ofcom)
BT - Download speed 23.4 Mb/s, Upload speed 1.89 Mb/s
EE, Three, O2 and Vodafone mobile network available (Ofcom)

DIRECTIONS

From Exeter, head south on the A379 and merge onto the A38 towards Plymouth. After approximately 3 miles, take the exit signposted Kennford. At the end of the slip road, turn left onto Kennford Road. The property will be found immediately on the left-hand side.

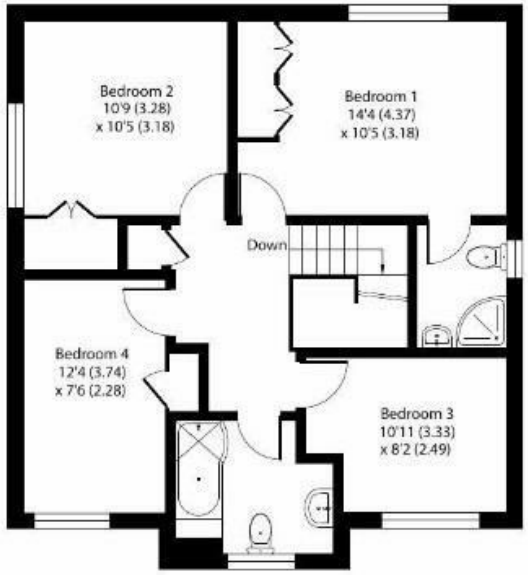
Approximate Area = 1696 sq ft / 157.5 sq m (excludes garage)

For identification only - Not to scale

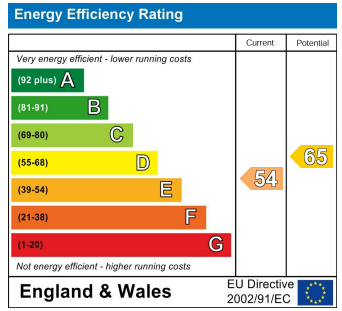


Garage
abt 294 SQFT / 27.3 SQM

Ground Floor
abt 1020 SQFT / 94.7 SQM



First Floor
abt 676 SQFT / 62.8 SQM



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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