

Church View, Cheriton Fitzpaine



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An impressive and sustainable family home with contemporary, attractive styling throughout, set in the heart of the desirable village of Cheriton Fitzpaine.

Property

Church View is an outstanding contemporary house with excellent eco-credentials, making it a highly sustainable home. The property offers up to five bedrooms and over 2,400 sq ft of clean, modish décor and fittings throughout. Set in the heart of the charming village of Cheriton Fitzpaine, it features elevations of white render, timber cladding and tall windows, flooding the accommodation with natural light.

The main everyday living space is the open-plan kitchen, dining and sitting area, which provides plenty of space for relaxation or in which to entertain guests. Sliding glass doors at the rear open to the decking, while a large full-height window brings further natural light to the room, which has space for a comfortable seating area and a family dining table. The kitchen itself has shaker-style units to base and wall level, a central island with a breakfast bar, a butler sink and integrated appliances, including a dual oven, an induction hob and a retracting extractor fan. Adjoining the kitchen, the utility room offers further storage space, as well as access to the side and into the garage. Also on the ground floor is a w/c and a double bedroom, ideal for multi-generational living or for use as a studio or private snug, if required.

Meanwhile, the first floor has an airy landing with a vaulted ceiling and a tall window welcoming plenty of light. There are a further four bedrooms, including the principal bedroom with its en suite shower room and walk-in wardrobe, as well as a private balcony overlooking the rear gardens. One further bedroom is en suite, also with extensive built-in storage and skylights overhead. The upper level is completed by a family bathroom with stylish tiled flooring, a freestanding bathtub and a walk-in rainfall shower.



Outside

At the entrance to the home, five-bar wooden gates open to the gravel driveway, which provides plenty of parking space and access to the integrated double garage for further parking and workshop space. The gardens are situated mostly to the rear, and feature an area of elevated timber decking across the entire back of the house and two sides, creating an inside or outside extension of the living space. This area is shaded by a timber-framed pergola, making for a relaxed, sheltered outside space for al fresco dining. Beyond the deck there is an area of lawn with borders of various shrubs, wildflowers and mature trees.

Location

The Mid Devon village of Cheriton Fitzpaine offers a charming rural setting with a church, renowned primary school, community shop, an award winning pub, doctor's surgery and a parish hall which hosts frequent local events. There are also excellent walking and cycling routes directly from the village. The bustling town of Crediton is approximately six miles away, offering access to a comprehensive range of everyday facilities, including churches, primary schools, banks, a post office, supermarkets, a leisure complex, library, GP surgery, train station, Queen Elizabeth's secondary school and a traditional high street with independent shops, cafés and eateries. The town hosts a twice-monthly farmers market selling fresh and local produce. Exeter, approximately ten miles away, is the most thriving city in the southwest. It offers a wide choice of cultural activities with the theatre, museum, arts centre and a wealth of decent high street and independent shopping and restaurants, plus a wide choice of supermarkets. Many primary and secondary schools can be found in Exeter, including Exeter School and The Maynard.

The area is well connected by road, with the A377 providing access towards Exeter, while rail services to Exeter St. Davids are available from Crediton, where connections can be made to London Paddington and London Waterloo. Postcode region: EX17

General

Local Authority: Mid Devon District Council
Services: Mains electricity, water and drainage.

Council Tax: Band F

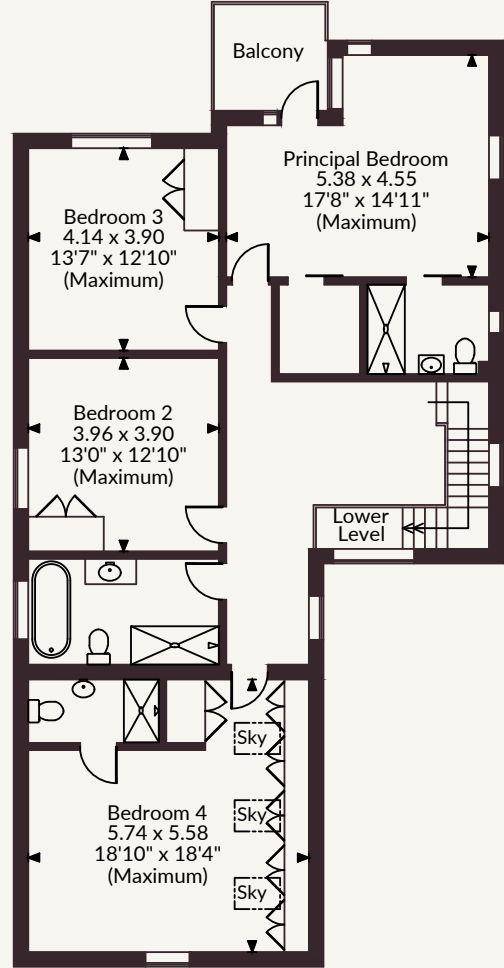
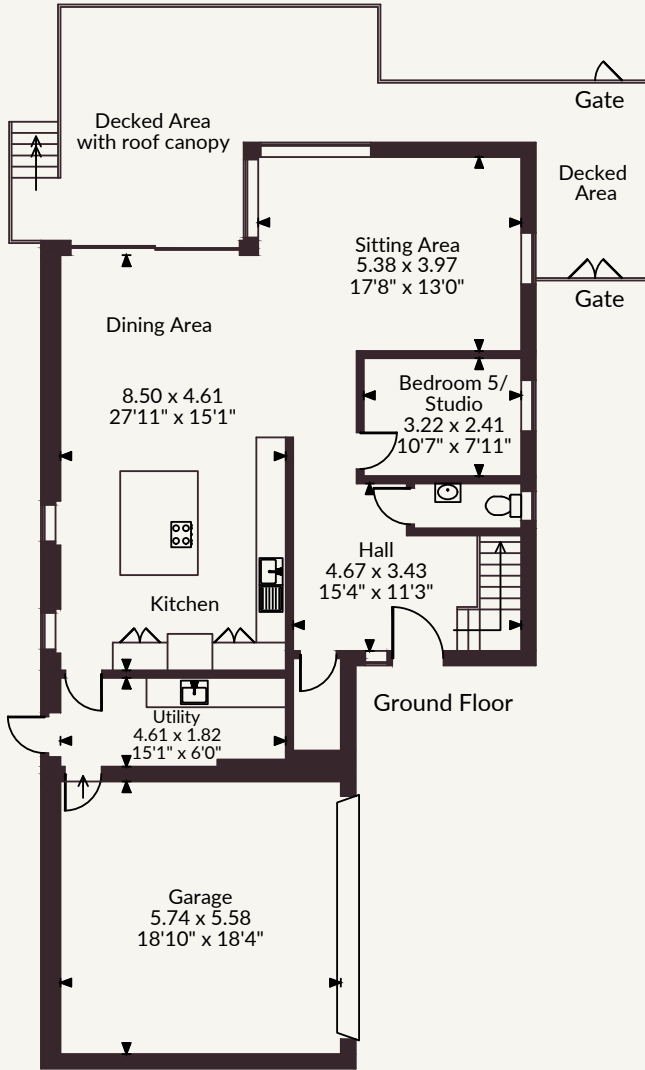
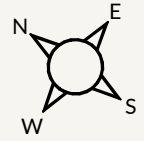
EPC Rating: A

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,452 sq ft (228 sq m)
Double reception room
5 bedrooms
3 bathrooms + w/c
Double garage
Freehold | Village

Guide price £850,000

Church View Bary Close, Cheriton Fitzpaine, Devon
 Main House internal area 2,452 sq ft (228 sq m)
 Garage internal area 345 sq ft (32 sq m)
 Balcony external area = 784 sq ft (73 sq m)
 Total internal area 2,797 sq ft (260 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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