



11 Great Tree Park, Chagford, Devon

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# 11 Great Tree Park, Chagford, Devon TQ13 8JP

A wonderful family home set in an exclusive development within the Dartmoor National Park, just two miles from popular Chagford

Chagford 2 miles, Okehampton 9 miles,  
Exeter 19 miles

Reception hall | Sitting room | Kitchen/dining room | Cloakroom | Principal bedroom with en suite shower room | Two further bedrooms | Family bathroom | Garage | Carport | Gardens | Access to approximately 18 acres of communal grounds | EPC: C

## The property

11 Great Tree Park is a beautifully presented house in a highly sought after development just two miles from popular Chagford. The property is a wonderful family home providing light-filled accommodation which has been designed to maximise views over the National Park. The ground floor accommodation briefly comprises a welcoming reception hall which opens into a good-size kitchen/dining room; together with a large dual aspect sitting room with a fireplace and shuttered French doors to the garden. The kitchen features a range of stylish solid wood units with marble worktops, quality integrated appliances and a Rangemaster with a gas hob and electric ovens. The dining area has French doors to the rear terrace and ample space for a sizeable table. There is also a cloakroom. On the first floor, there is a spacious principal bedroom with fitted storage and a contemporary en suite shower room. There are two additional well-proportioned bedrooms and a stylish bathroom with a freestanding bath and separate shower.

## Outside

The entrance drive leads from the road through automatic, electrically operated entrance gates, to a paved parking and turning area. There is plenty of private parking provided by a garage

and carport. A paved pathway leads to the front door, flanked by easy-to-maintain gravel and shrubs. The garden wraps around the back and side of the house and is one of the largest in the development. Primarily paved and gravelled, the garden has an array of colourful planting in the borders. There is a terrace which provides the perfect place for al fresco dining and entertaining, and a pathway leads to a raised gravelled area from where lovely views of the surrounding Dartmoor landscape can be appreciated. At the foot of the garden, a gate lies within the wrought iron railings and provides access to the communal gardens. With an array of lawn, orchards, meadows, and natural woodland, the communal grounds measure approximately 18 acres and provide a very special area of amenity land for the occupiers of the development. Key features include a secluded, typical Dartmoor valley with large granite boulders, two streams and peaceful woodland.

## Location

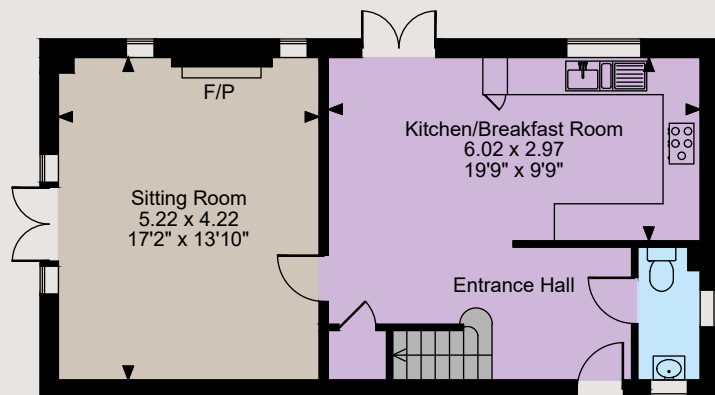
The highly sought-after Great Tree Park development occupies an enviable woodland location on the eastern side of the Dartmoor National Park, just outside of the hugely popular town of Chagford. This part of moor is renowned for its magnificent scenery and offers a great number of fine walks, excellent opportunity for riding and various outdoor pursuits, together with cultural landmarks such as Castle Drogo. Chagford offers a wide range of amenities including churches, a primary school, Montessori nursery school, and a health and dental centre. There is also a wide range of shops including a delicatessen, ironmongers, wine merchant and a number of boutiques, plus a good selection of cafes, pubs and restaurants. The thriving city of Exeter is approximately 19 miles away and provides a wealth of retail, leisure, and cultural amenities including a theatre, museum, arts centre, a wealth of shopping and fine restaurants. There are good road links with the A30, just two miles away, providing a fast route to Exeter, North and South Devon and Cornwall.



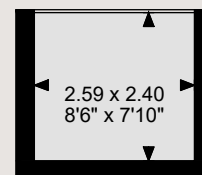
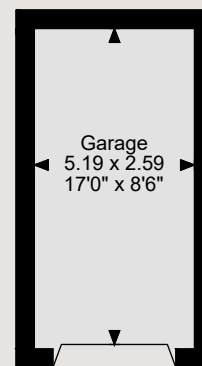
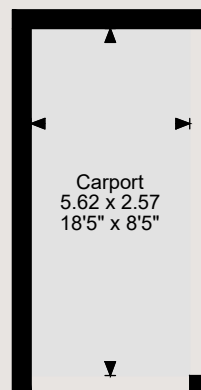




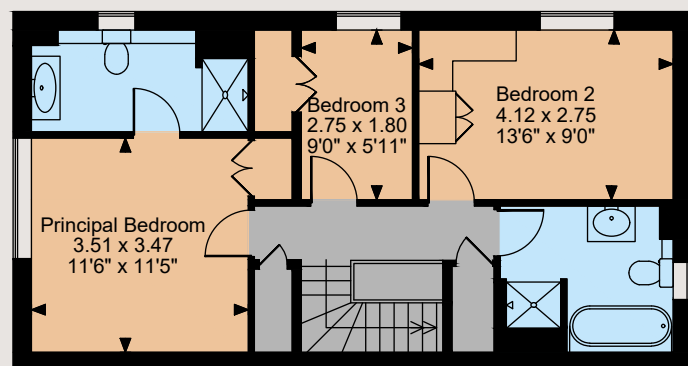
Floorplans  
House internal area 1,147 sq ft (107 sq m)  
Carport and garage internal area 367 sq ft (34 sq m)  
For identification purposes only.



**Ground Floor**

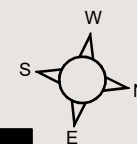


**Mezzanine above Garage**



**First Floor**

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

The postcode TQ13 8JP will take you to the property using a satellite navigation system.

## General

**Local Authority:** West Devon Borough Council.

**Services:** Mains electricity, gas and water.

Gas central heating. Private shared drainage which we understand is compliant with current regulations.

**Council Tax:** Band F.

**Tenure:** Freehold. Garage leasehold.

**Guide Price:** £540,000.

## Exeter

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