



The Lawn House  
Oakhayes Road, Woodbury, Devon



## A detached Grade II Listed house with a large garden, set in the sought-after East Devon village of Woodbury

A substantial period property, providing just over 2,200 sq ft of light-filled and flexible accommodation arranged over two floors. The property is configured to provide an elegant and practical living space, sensitively combining modern amenities with period features. The property requires some modernisation and lies on the outskirts of a sought-after village, near to local amenities and transport connections.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**LARGE GARDEN**



**FREEHOLD**



**VILLAGE**



**2,260 SQ FT**



**GUIDE PRICE  
£795,000**



### The property

The Lawn House features a wealth of period details throughout including original fireplaces, high ceilings and large sash windows allowing for a wealth of natural light. A bright and welcoming entrance hall features parquet flooring which extends into the ground floor reception rooms. The property comprises a spacious 25 ft sitting room with a large rear aspect bay window allowing for plenty of natural light, a feature open fireplace and a door that opens onto the rear garden. Double doors open to a dual aspect dining room with a feature corner fireplace and fitted storage. The kitchen has a range of wall and base units, a breakfast bar and an integrated double oven and an induction hob. A step leads up to a conservatory-style breakfast room with full-height windows and doors to both the front and rear. There is also an interconnecting fitted utility room with a convenient en suite cloakroom.

aspect bay window with window seating, built-in storage, and an en suite shower room. One further bedroom also benefits from en suite facilities. There is also a family bathroom on this floor.

### Outside

The property is approached over a sweeping gravelled driveway, providing ample parking space and giving access to the double garage which benefits from an extra storage/workshop area. The well-maintained garden to the rear is laid mainly to rolling lawn from which the house takes its name, bordered by well-stocked flower and shrub beds and mature trees providing a degree of privacy. The garden has gravelled seating areas, a summer house, a pond and a generous wraparound split-level paved terrace, ideal for entertaining and al fresco dining.

On the first floor the property offers four bedrooms including the principal bedroom which has a large rear





## Location

The Lawn House lies in an idyllic and peaceful position in the desirable East Devon village of Woodbury. The village has a church, village hall, community store and Post Office, restaurant, GP surgery, two pubs and a well-regarded primary school. The popular town of Topsham is just four miles away, offering a selection of boutique shops, restaurants and cafés and access to sailing on the River Exe estuary. Local sporting facilities include Woodbury Common, leisure facilities at Woodbury Park, a nearby golf club and coastal walking, cycling, and riding routes. Exeter city centre offers comprehensive shopping, service, leisure, cultural and recreational amenities. Transportation links are excellent: a local bus service links to Exeter and Exmouth, the M5 links to the major regional centres and the motorway network and Topsham station links to Exeter St David's and its regular services to London Paddington. Exeter Airport is also just 5 miles away offering an ever increasing number of flights to domestic and international destinations.

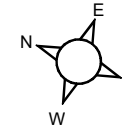
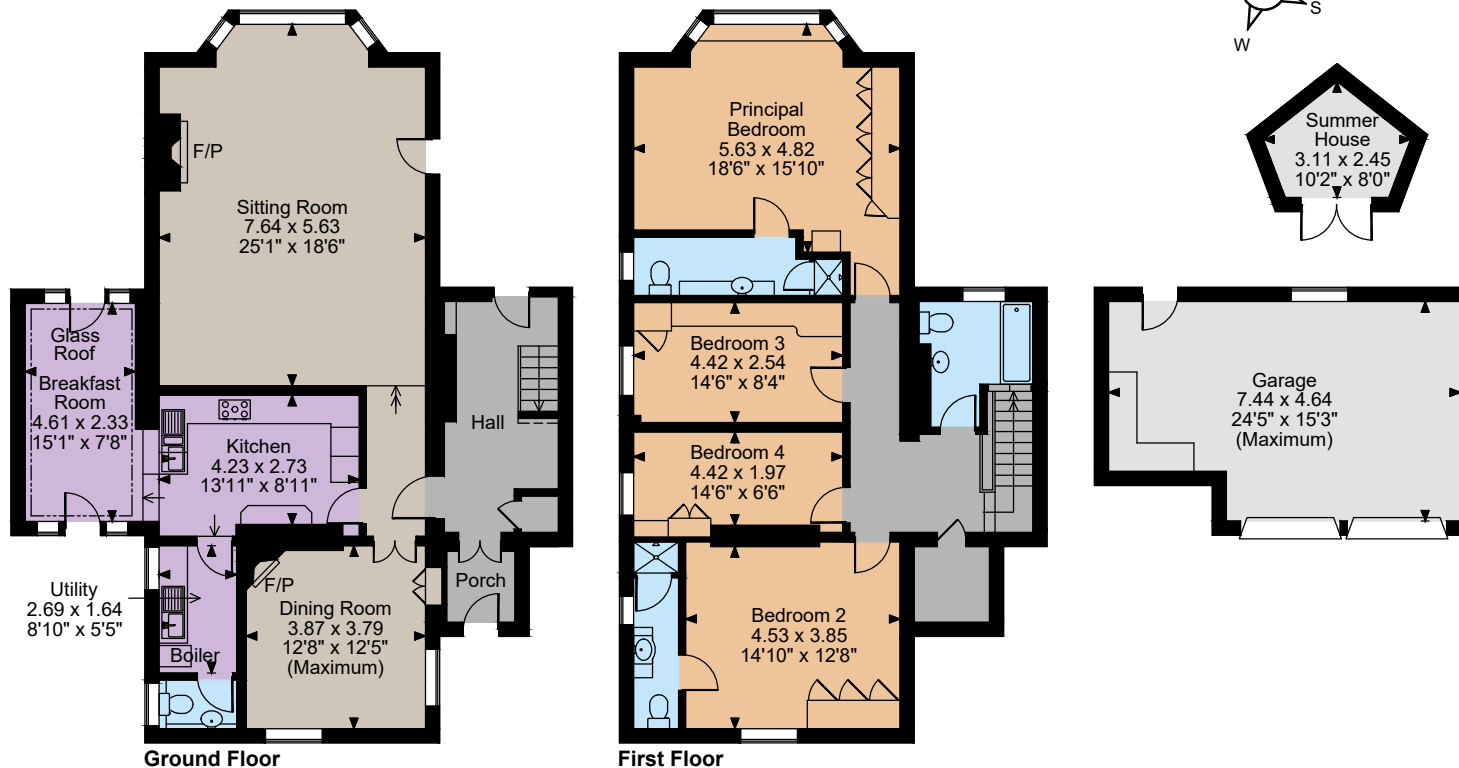
## Distances

- Topsham 3 miles
- Topsham station 3.2 miles
- Exmouth 4 miles
- Budleigh Salterton 5 miles
- Exeter Airport 5 miles
- Exeter 7 miles
- Exeter St Davids mainline station 8.4 miles

## Nearby Schools

- Woodbury CofE Primary School
- Woodbury Salterton CofE Primary School
- The Topsham School
- St Peter's Preparatory
- Exeter School
- The Maynard
- Exeter College (Ofsted rated outstanding)





## Floorplans

Main House internal area 2,260 sq ft (210 sq m)

Garage internal area 343 sq ft (32 sq m)

Summer House internal area 55 sq ft (5 sq m)

Total internal area 2,658 sq ft (247 sq m)

For identification purposes only.

## Directions

EX5 1JT

what3words: ///collect.snatched.poses - brings you to the driveway

## General

**Local Authority:** East Devon District Council

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

Oil-fired central heating.

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

**Council Tax:** Band F **EPC Rating:** F

**Right of Way:** There is a shared driveway to access the property.

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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

□□□ Denotes restricted head height

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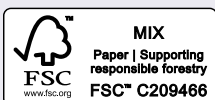
## Exeter

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