



Woodpeckers, Ogwell Mill Road, Newton Abbot, Devon
TQ12 6LS

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BNP PARIBAS GROUP 

Woodpeckers, Ogwell Mill Road, Newton Abbot, Devon TQ12 6LS

A light and airy detached house set in approximately 4.77 acres, in a peaceful location on the edge of Newton Abbot

Newton Abbot town centre 1 mile, Newton Abbot mainline station 2 miles (London Paddington 2 hours 31 minutes), M5 (Jct 31) 13 miles, Exeter 16 miles

Entrance hall | Sitting room | Drawing room
Study | Dining room | Kitchen/breakfast room
Utility | Cloakroom | Principal bedroom with en suite bathroom | Four additional bedrooms, one en suite | Family bathroom | Boiler room
Store | Ample parking space | Double garage
Potting shed | Log store | Greenhouse | Beautiful gardens with views | Woodland | Approximately 4.77 acres in total | EPC: D

The property

Woodpeckers is a substantial home that offers almost 3,500 square feet of light and airy accommodation, including five bedrooms and spacious, flexible reception rooms. The property was built in the 1960s on the site of Bradley Wood House, a Victorian stately home (built by the previous owners of Bradley Manor) which burnt down in the 1920s. The grounds include an arboretum with some rare specimen trees planted when the original manor house was built and a sunken garden.

The main reception room is the striking 28ft drawing room which has underfloor heating and features bifold doors and full-height windows to two aspects, overlooking the beautiful gardens. There is also a family room, a separate study and a dining room. The kitchen offers plenty of storage space in attractive fitted units and benefits from a stainless steel Rangemaster cooker and integrated appliances. There are two bedrooms on the ground floor, including the

generously-sized principal bedroom with fitted storage, a dressing area and en suite bathroom. The second ground floor bedroom is also en suite. The first floor provides a further three double bedrooms, a family bathroom, a storage room and a boiler room offering additional storage space.

Outside

At the front of the house there is a block-paved drive which provides parking for several cars and access to the detached double garage as well as a stone-built outbuilding, which has a log store, a pump room and a potting shed. The beautifully landscaped garden to the rear is south-facing and features lovely views across the surrounding countryside and woodland. There is paved terracing, an ornamental pond, a croquet lawn and the Victorian sunken garden. The woodland has been beautifully managed over the years and includes some rare trees. At the side of the house there is a greenhouse, while raised beds provide space for growing various fruits and vegetables.

Location

The property is situated in Bradley Valley, a suburb on the edge of the bustling Devon town of Newton Abbot. There are several facilities in Bradley Valley, while a more extensive range of amenities can be found in Newton Abbot, which has a community hospital, supermarkets and a range of shops, restaurants, cafés and pubs. There is a good range of schools in the surrounding area including Bradley Barton primary school, Torquay's grammar schools and the independent Stover School. The area is well connected by road, with the A38 providing excellent access to Exeter in the north and Torquay and Plymouth to the south. There is also planned new bypass roads to help transfer traffic in the town, with the western bypass nearly completed. Newton Abbot mainline station provides regular services to Exeter St. David's and direct to London Paddington in as little as two and a half hours.





Floorplans

House internal area 3,455 sq ft (321 sq m)

Garage, outbuilding and greenhouse internal area 1,403 sq ft (130 sq m)

Total internal area 4,858 sq ft (451 sq m)

For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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Directions

The postcode TQ12 6LS will take you to Ogwell Mill Road. The property is located on the left hand side.

General

Local Authority: Teignmouth District Council.

Services: Mains electricity, gas and water.

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

Council Tax: Band G.

Tenure: Freehold.

Guide Price: £1,100,000.

Exeter

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