



5 School Hill  
Cockwood



## A detached five bedroom bungalow at the heart of a sought-after village, with far-reaching views over the Exe Estuary

A family home offering generously-proportioned accommodation and well-maintained gardens with elevated rear aspect views over the River Exe Estuary. The property is nestled within the desirable village of Cockwood, moments from the village harbour, local amenities and good communication links.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**COASTAL/  
VILLAGE**



**2,168 SQ FT**



**GUIDE PRICE  
£775,000**



### The property

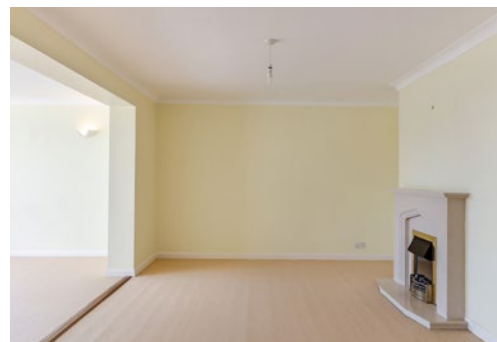
5 School Hill is an attractive part-rendered detached family home offering almost 2,200 sq ft of light-filled, flexible accommodation arranged over a single storey. Designed to create a practical living and entertaining space, while taking full advantage of the rear views over the Exe Estuary, the property has been thoughtfully extended to the rear to provide generously proportioned accommodation, complemented by high-quality fixtures and fittings and elegant, neutral décor throughout.

The double-fronted accommodation flows from a welcoming reception hall with useful walk-in storage and a fully-tiled shower room, also ideal for use as a cloakroom. It briefly comprises rear aspect sitting and kitchen/dining rooms, both with large patio doors to raised decked terrace with estuary views. The sitting room has a feature fireplace, while the L-shaped kitchen/dining room has a range of contemporary high-gloss wall and base units, complementary work surfaces, gloss-tiled splashbacks, modern integrated appliances and an area with space for dining.

A door from the kitchen opens to a side hall with a fitted utility room with a separate side entrance door. The hall gives access to a front aspect bedroom and an adjacent shower room. The accommodation is completed by four further bedrooms, including a principal bedroom extending to over 23 ft, featuring fitted storage and patio doors opening onto the raised rear terrace. One of the additional bedrooms has French doors onto a paved terrace adjoining the main terrace, providing further access to the garden and allowing an abundance of natural light throughout.

### Outside

Located in a quiet cul de sac and with plenty of kerb appeal, the property is approached over a side driveway providing private parking and giving access to the detached double garage which has double doors to the front garden. A path leads past the garage to the side hall and round to the front of the house and main reception hall.





The generous well-maintained wraparound garden to the front, side and rear of the property is laid mainly to gently-sloping lawn bordered by mature shrubs and hedging. It features an extensive raised decked terrace accessible from the sitting room, kitchen/dining room and principal bedroom, ideal for entertaining and al fresco dining.

### Location

The quaint village of Cockwood lies on the mouth of the River Exe, just three miles from the seaside town of Dawlish. The village has an outstanding primary school, village hall, church and its own tidal harbour, making it an ideal spot for sailing enthusiasts. A favourite among locals is The Anchor Inn, a historic village pub dating back 500 years, offering views of the harbour and coast beyond.

The neighbouring, larger village of Starcross has a local store, pharmacy, doctor's surgery, primary school, popular golf course, local ferry services to Exmouth and a train station with services throughout south Devon and to Exeter St David's.

Dawlish has a further variety of everyday amenities, as well as a thriving community, hosting frequent local events including music and food festivals.

The vibrant city of Exeter is within easy reach and 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 and excellent schooling.

The A30 and A38 are a short commute away and provide links south to Cornwall, while the M5 motorway towards Exeter connects to Bristol and London to the North and East. There are regular rail services to London Paddington from Exeter in just over two hours. Exeter International Airport provides an ever-increasing number of domestic and international flights including flights to London City.



### Distances

- Starcross 1 mile
- Dawlish Warren 1.7 miles
- Dawlish 3.7 miles
- Exeter St David's 10.5 miles
- Exeter Central 11 miles

### Nearby Schools

- Cockwood Primary School
- Westcliff Primary School
- Gatehouse Primary School
- Dawlish College
- Trinity School
- St Peter's Prep School
- Stover School
- Maynard School
- Exeter School
- Exeter Cathedral School





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

Main House internal area 2,168 sq ft (201 sq m)

Garage internal area 292 sq ft (27 sq m)

Balcony external area = 399 sq ft (37 sq m)

Total internal area 2,460 sq ft (229 sq m)

For identification purposes only.

## Directions

EX6 8RF

what3words: ///fames.charmingly.blacken

## General

Local Authority: Teignbridge District Council

Services: Mains electricity, gas, water and drainage

Council Tax: Band F

EPC Rating: C

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

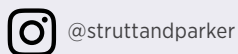
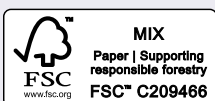
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## Exeter

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