



Brackenridge

12 Sherbrook Hill, Budleigh Salterton, Devon

**STRUTT
& PARKER**

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An immaculate detached family home with a beautiful garden, set on a prestigious road in sought-after Budleigh Salterton

A beautifully presented five-bedroom property offering light-filled and flexible accommodation extending to over 3,500 sq ft with high-quality contemporary fittings throughout. Situated in a peaceful and exclusive setting, Brackenridge lies just moments from Budleigh Salterton seafront and town centre, within the East Devon National Landscape.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE & OFFICE



GARDEN



FREEHOLD



COASTAL TOWN



3,544 SQ FT



**GUIDE PRICE
£1,695,000**

The property

The welcoming reception hall features wooden flooring and a turned staircase rising to the first-floor landing. Off the hallway, the drawing room features a fireplace fitted with a woodburning stove and a triple-aspect allowing for a wealth of natural light with French doors that open onto the rear garden. There is also a useful study for home working, while towards the rear there is an impressive garden room with porcelain tiled flooring and bi-fold doors that open onto the rear terrace providing ideal space for al fresco dining. The dining room offers further generous reception space which adjoins the kitchen and breakfast room via bi-fold doors, creating a semi open-plan layout and a sociable space. The kitchen itself has bespoke modern wooden units, sleek worktops, a large central island with a breakfast bar and integrated Siemens appliances. The ground floor is completed by two cloakrooms, one accessed via the integrated garage.

The first floor can be accessed via two staircases with the main staircase leading to four well-presented double bedrooms, including the luxury principal bedroom which has a dressing room, Juliet balcony overlooking the rear garden, and contemporary en suite bathroom. One further bedroom also has an en

suite, while there is also a family shower room on this floor. The additional staircase leads to a generous 26ft bedroom above the garage which has skylights overhead and a Juliet balcony welcoming plenty of natural light. With its adjoining shower room this bedroom could provide guest accommodation or alternatively be used as an additional reception space with the room currently set up as a games room. Planning permission has been granted to extend the property into the roof to create a large principal bedroom suite with sea views.

Outside

At the front of the property, the tarmac driveway provides plenty of parking space and access to the integrated double garage for further parking or storage and workshop space. The driveway is bordered by established hedgerows, while in front of the house there are well-stocked beds with various shrubs. The beautiful garden at the rear is west-facing and welcomes plenty of sunlight throughout the day. It includes a patio area for al fresco dining, an ornamental koi pond and a well-maintained lawn with colourful border beds and a wealth of mature trees, shrubs and hedgerows providing a high degree of privacy. There is also a shed for storage and a garden office.



Location

The property lies in a sought-after position on the edge of the popular seaside town of Budleigh Salterton. This charming regency seaside town offers a wealth of amenities, from independent shops on the high street to its flowing brook and well-known pubs and eateries. The town is in the East Devon Area of Outstanding Natural Beauty, with its unspoilt landscapes and wide range of leisure activities, including walking, cycling, sailing, horse riding and kite surfing, as well as golf at East Devon Golf Club which is in the top 100 courses in England. The property also has easy access to the South West Coastal Path. There are a number of good schools to choose from in the area, with the nearest state secondary school found in Exmouth. Independent schooling is available at St Peter's Preparatory School and St John's School. The cathedral city of Exeter, approximately 13 miles to the west, offers a wide choice of cultural activities with theatres, the RAMM museum, an arts centre and a wealth of good restaurants and shopping. There are several good primary and secondary schools, both state and independent, and Exeter University is recognised as one of the leading universities in the country. The area has excellent transport links, with the A30 and M5 linking to the region's cities and larger towns, while Exeter's mainline stations provide regular services towards London.

Distances

- Budleigh Salterton town centre 0.5 miles
- Exmouth 4.2 miles
- Sidmouth 7.5 miles
- Exeter 12 miles
- Exeter St Davids station 13.5 miles

Nearby Schools

- St Peter's C of E Primary School
- Drake's C of E Primary School
- Exeter Cathedral School
- St. John's School
- The King's School
- The Maynard School
- Exeter School
- Sidmouth College
- Exeter College





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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 3,544 sq ft (329 sq m)

Garage internal area 447 sq ft (42 sq m)

Shed and Office internal area 270 sq ft (25 sq m)

Total internal area 4,261 sq ft (396 sq m)

For identification purposes only.

Directions

Post Code EX9 6DA

what3words: ///bronze.stung.wing

General

Local Authority: East Devon District Council

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band G

EPC Rating: C

Planning: 24/2229/FUL. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

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

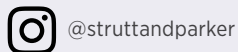
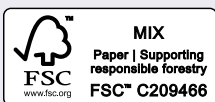
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