



Roncombe View, Sidbury, Devon

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Roncombe View, Sidbury, Sidmouth, Devon EX10 0QN

A beautifully converted bungalow with approximately 2.49 acres in an idyllic rural East Devon setting

Sidmouth town centre 4.3 miles, Honiton Station 5.1 miles (London Waterloo 2 hours, 57 minutes), M5 (Jct 29) 18.0 miles, Exeter city centre 21 miles

Sitting room | Kitchen/dining room | Utility room
WC | Principal bedroom with en suite shower room
Two further bedrooms | Fourth bedroom/study
Family bathroom | Garage/workshop | Gardens and field. Approximate total 2.49 acres | EPC rating D

The property

Roncombe View is a beautifully appointed and newly refurbished detached family home that offers accommodation arranged over a single accessible level. The property has been completely re-roofed and has new external doors and windows, new internal doors and carpets, a new bathroom and en suite and has recently been redecorated throughout. Outside the property has attractive white rendered elevations, while inside the property offers light-filled accommodation with high specification fixtures and fittings and up to four bedrooms. The property enjoys a superb and peaceful location within wrap around gardens and separate field – in total 2.49 acres with exceptional views across the surrounding valley.

The accommodation includes a well-proportioned sitting room that has sliding glass doors that open onto a south-east facing terrace. There is also an impressive extension that provides a semi open-plan dining room and kitchen, with the dining room featuring a vaulted ceiling with skylights overhead allowing for a wealth of natural light and bi-fold doors that open onto a terrace that makes the most of the fantastic views. The kitchen itself has contemporary units to base and wall level, as well as Neff integrated appliances. A separate utility room provides space for washing machine, tumble dryer and storage and houses the central heating boiler. The 25ft principal bedroom found to the rear of the property welcomes plenty of natural

light and includes fitted storage and a walk-in en suite shower room. There are a further two double bedrooms, one with fitted wardrobes, and a further bedroom currently used as a study/3rd reception room with sliding glass doors that open onto the front garden. There is also a separate WC next to the utility room and a newly appointed family bathroom.

Outside

The property is surrounded by beautiful low maintenance gardens that include elevated paved terracing, gravel pathways, rolling lawns, drought resistant plants and various mature trees as well as several seating areas offering magnificent views across the surrounding countryside. The property benefits from a gently sloping field that measures approximately 2.09 acres that could be used to keep horses or other grazing animals if wanted. Roncombe View is approached by a tarmac driveway that provides ample parking space to the front of the property as well as access to the detached double garage which has electric remote roller doors and a separate workshop and a floor above accessed by an external staircase.

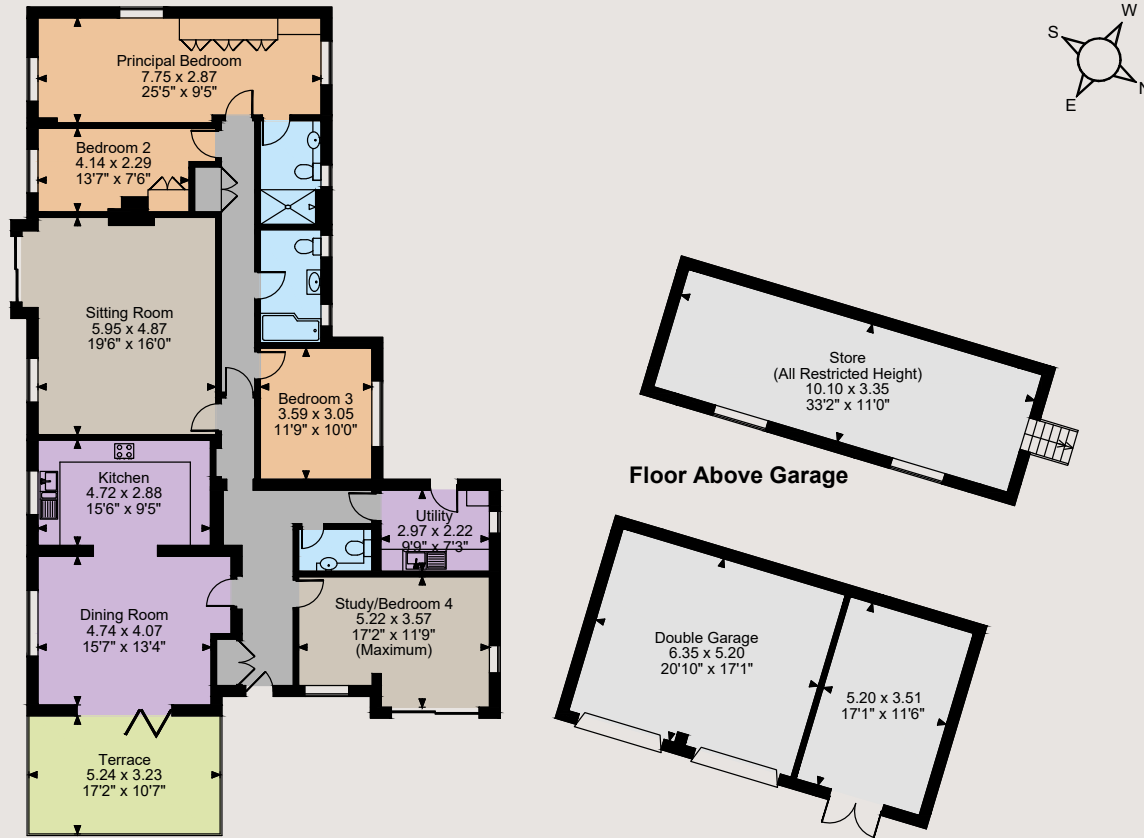
Location

Roncombe View is located in a rural position close to the small village of Sidbury, and within easy reach of the stunning Jurassic Coast and lies within the rolling countryside of the East Devon Area of Outstanding Natural Beauty. Sidbury has several everyday amenities including a local pub, village butcher/shop, village hall and church and a primary school. The village is just three miles from the centre of the vibrant and bustling seaside town of Sidmouth, which boasts plenty of shops, restaurants and cafés, plus excellent leisure facilities, including sailing and golf at Sidmouth Golf Club. There is also schooling in Sidmouth including the independent St. John's School. The cathedral city of Exeter, approximately 21 miles away offers a wide choice of cultural activities with theatres, the RAMM museum, an arts centre and a wealth of good restaurants and shopping, including John Lewis. There are several primary and secondary schools, both state and independent, whilst Exeter University is recognised as one of the leading universities in the country.





Floorplans
 House internal area 1,903 sq ft (177 sq m)
 Garaging Block internal area 551 sq ft (51 sq m)
 Terrace external area 182 sq ft (17 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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The area is well served by road, with the A3052 connecting to the M5 12 miles to the west while Honiton Station is approximately 5 miles away, with regular trains to London Waterloo.

Directions

From Exeter, take the A30 east towards Honiton and approaching Honiton, take the exit signposted for the A375. At the roundabout, take the first exit onto Exeter Road, then at the next roundabout take the second exit onto Sidmouth Road/A375. Continue straight ahead at the next two roundabouts, then follow the A375 for 2.3 miles before turning left onto Seaton Road. After 1.5 miles, turn right onto Roncombe Hill and you will find the property on the right, just after the turning for Starcombe Lane.

General

Local Authority: East Devon District Council
Services: Mains electricity and private water. Private drainage which we understand may not be compliant with current regulations. Further information is being sought. Oil-fired central heating. **Council Tax:** Band F **Right of Way:** The property owns the land on the bridleway outside of the double gates and down to Roncombe Lane, and the turning/parking space opposite. There is therefore a right of way across that land for the bridleway. **Tenure:** Freehold **Guide Price:** £1,000,000

Exeter

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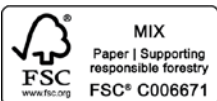
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