





Banbury House


Bradninch, Devon


A charming five bedroom house and detached annexe with far-reaching views and approx. 1.5 acres of pretty grounds


An impressive double-fronted period family home with detached annexe, offering generously-proportioned accommodation with use for multi-generational living, sensitively combining modern amenities with features including sash glazing, elegant neutral décor and some original fireplaces. Set in over 1.5 acres, the property is located in a sought-after small Duchy town, close to local amenities.


**3 RECEPTION ROOMS**


**6 BEDROOMS**


**3 BATHROOMS**


**DRIVEWAY + GARAGE**

**1.5 ACRES**

**FREEHOLD**

**RURAL/ VILLAGE**

**3,618 SQ FT**

**GUIDE PRICE £950,000**

The property

Banbury House is an attractive period family home offering more than 3,600 sq ft of light-filled flexible accommodation arranged over two floors. It sensitively combines modern amenities and quality fixtures and fittings with retained features including large sash glazing, elegant neutral décor and some original fireplaces. The ground floor accommodation flows from a welcoming through-reception hall, which leads to a rear passageway offering useful storage, a cloakroom, and access to the side and rear aspects. The living spaces include a characterful drawing room with window seating and feature fireplace housing a woodburning stove, and also a sitting room with a Morsø woodburning stove set within a feature fireplace, flanked on each side by bespoke storage units. At the heart of the home is a generous kitchen/dining room, showcasing beams, a striking angled wall, and flagstone flooring. It is fitted with a range of wall and base units, including a large central island, complementary work surfaces, an Aga, and modern integrated appliances. The dining area features another fireplace with a woodburning stove, space for

a good-sized table, and french doors opening to the front aspect. Additional doors lead to a walk-in pantry and the rear passage with further storage. On the first floor is the principal bedroom with fitted storage and en suite bathroom. There is an additional bedroom with feature angled wall, sink, fireplace and dressing room. Three further bedrooms, two with a sink and fireplace and the third with French doors to a rear terraces, together with a spacious family bathroom, complete the facilities. The detached annexe welcomes plenty of natural light and is ideal for use as multi-generational living or guests. It occupies fitted storage to the front, a sitting room with space for a dining table, a fitted kitchen, bathroom and a double bedroom with dual aspect.

Outside

The property is approached over a driveway providing parking and giving access to an outbuilding with garage, three further rooms and a 33 ft storage space. The gently-sloping front and the remaining wraparound gardens are laid mainly to sloping lawn bordered by well-stocked flower and shrub beds.



There are numerous seating areas, a vegetable garden with raised beds, a small orchard and paved terraces, ideal for entertaining and al fresco dining. The whole totals 1.53 acres and is screened by mature trees and enjoys panoramic views over surrounding countryside.

Location

Bradninch has a store with Post Office, an outstanding primary school, two pubs, a church and sporting clubs, including a cricket club. The small town has a strong community, hosting events such as Bradninch Music Festival, which is popular among locals. There are regular buses to nearby Cullompton and Exeter to the south, both offering a wider range of shopping, service, recreational, cultural and educational facilities. The surrounding countryside provides numerous rural pursuits, as well as the nearby Killerton House National Trust. Both Dartmoor and Exmoor National Parks are within a modest journey, as well as the north and south Devon coastlines and Blackdown Hills, a designated Area of Outstanding Natural Beauty, The M5 links Exeter to the south, with the A38 to Plymouth and A30 to Cornwall, whilst Bristol and London are to the north.

Distances

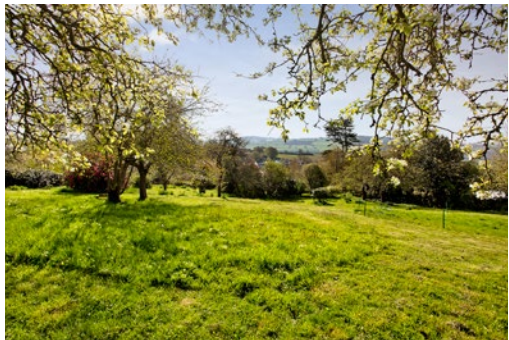
- Cullompton 2.6 miles
- M5 (jct 28) 3.2 miles
- Tiverton 8.7 miles
- Exeter Airport 9.0 miles
- Exeter 9.1 miles

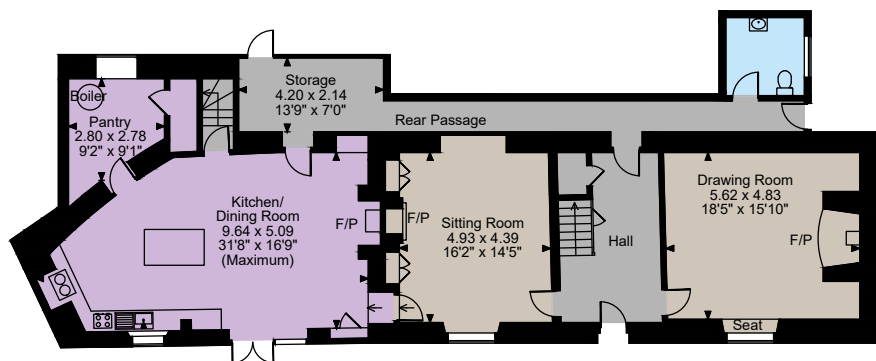
Nearby Stations

- Whimple
- Tiverton Parkway
- Exeter St Davids
- Exeter Central

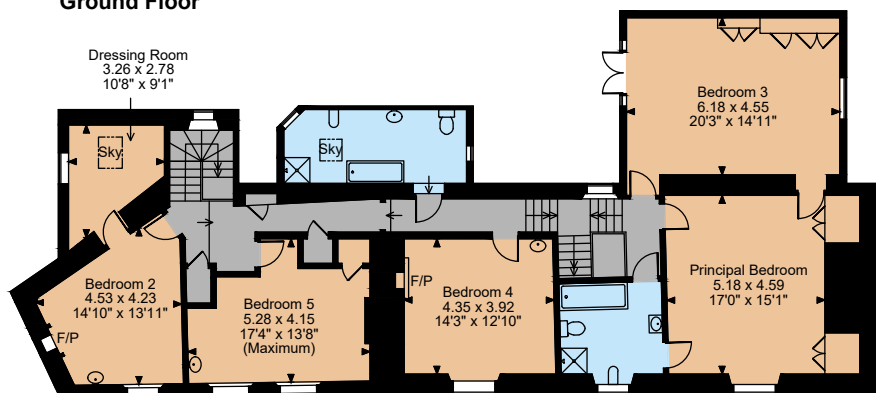
Nearby Schools

- The Duchy Primary School
- St. Andrews Primary School
- Cullompton Community College
- Blundells
- Exeter School
- The Maynard



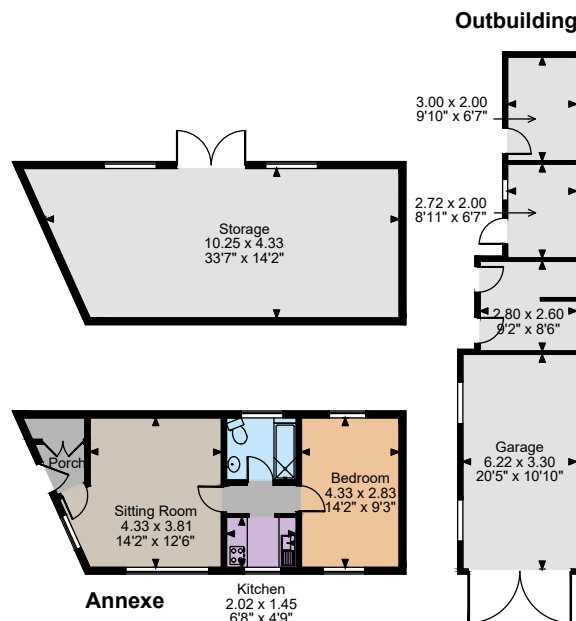
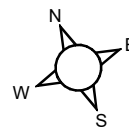


Ground Floor



First Floor

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

Outbuilding



Floorplans

Main House internal area 3,618 sq ft (336 sq m)
Garage internal area 221 sq ft (21 sq m)
Outbuilding/Storage internal area 669 sq ft (62 sq m)
Annexe internal area 463 sq ft (43 sq m)
Total internal area 4,971 sq ft (462 sq m)
For identification purposes only.

Directions

EX5 4QW
what3words: ///ballroom.overheat.craftsman - brings you to the driveway

General

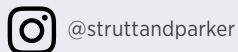
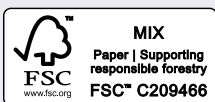
Local Authority: Mid Devon District Council
Services: Mains gas, electricity, water and drainage
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G
EPC Rating: D
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Exeter

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