



Little Oaks, West Ogwell, Devon

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**STRUTT
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Little Oaks, West Ogwell, Devon TQ12 6EW

A light and airy bungalow with approximately 1.6 acres, outbuildings and impressive views

Newton Abbot 3 miles, Newton Abbot mainline station 4 miles (London Paddington approx. three hours), M5 (Jct 31) 15 miles, Exeter 19 miles

Drawing room | Sitting room | Dining area
Kitchen | Utility | Boot room | Three bedrooms,
all with en suite bath or shower rooms | Stables
Shed | Double garage | Gardens | Approximately
1.6 acres in total | EPC rating E

The property

Little Oaks is a immaculately maintained bungalow that offers almost 2, 000 sq. ft of attractive accommodation arranged on a single, accessible level. During 2022/23 Little Oaks was the subject of an extension, under planning permission, which expanded the floor area by 50%. Planning permission was granted in April 2022, but the dwelling's Permitted Development Rights were retained, which would enable further extension, if so required. To the front is the splendid open-plan living and entertaining area which includes a 31ft drawing room with its woodburning stove, skylights and two sets of bi-fold doors opening onto the elevated terrace with excellent views. There is also a sitting area and a dining area, as well as an open-plan kitchen with plenty of storage and integrated appliances. There are three bedrooms, each with well-appointed en suite bath or shower rooms.

Outside

There is a gravel driveway leading to the house and the timber-framed outbuildings, which include a garage, a shed and a stables block with accommodation for two horses or ponies. The southwest-facing elevated deck provides space for al fresco dining, as well as a hot tub, with delightful views across the grounds and the countryside beyond. The grounds extend to approximately 1.62 acres in total and include

several mature trees together with apple, pear & plum trees and established screening hedgerows.

Location

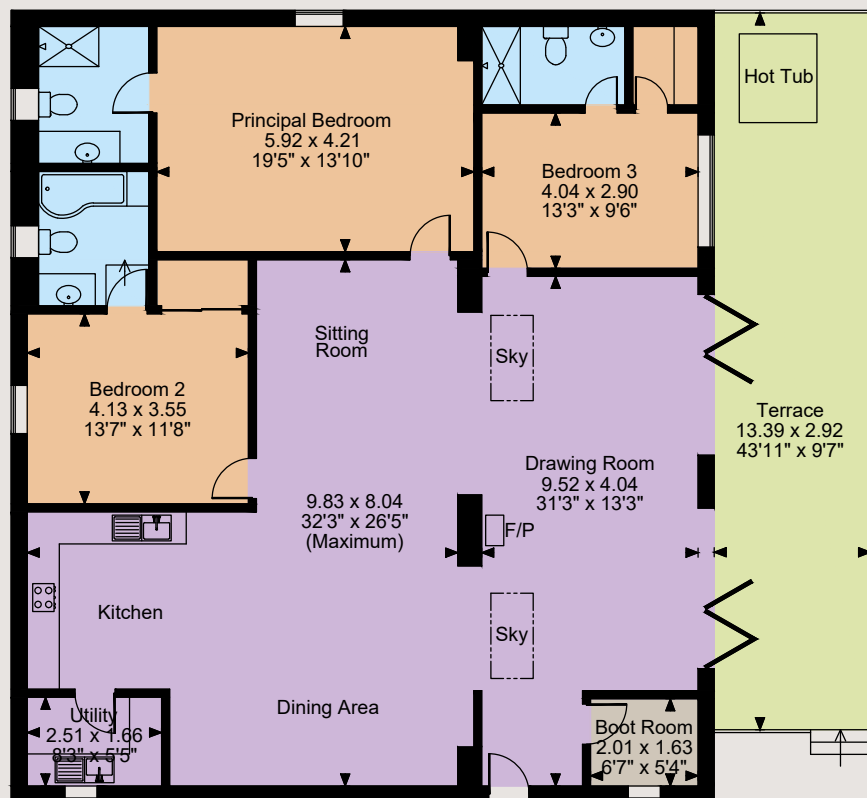
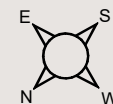
Little Oaks is situated in the peaceful hamlet of West Ogwell, which is surrounded by lush agricultural land and woodland, yet readily accessible to the shopping facilities offered at Newton Abbot. The property is south facing and has wonderful views to Denbury Down. There are several facilities in Ogwell including a primary school, while further amenities can be found in Newton Abbot, which has supermarkets and a range of shops, restaurants, cafés and pubs. Newton Abbot also offers a choice of schooling, including the outstanding-rated Canada Hill Community Primary School and the well-regarded independent Stover School. The area is well connected by road, with the A38 providing excellent access to Exeter and Plymouth and the A380 providing access to Torquay.





Floorplans

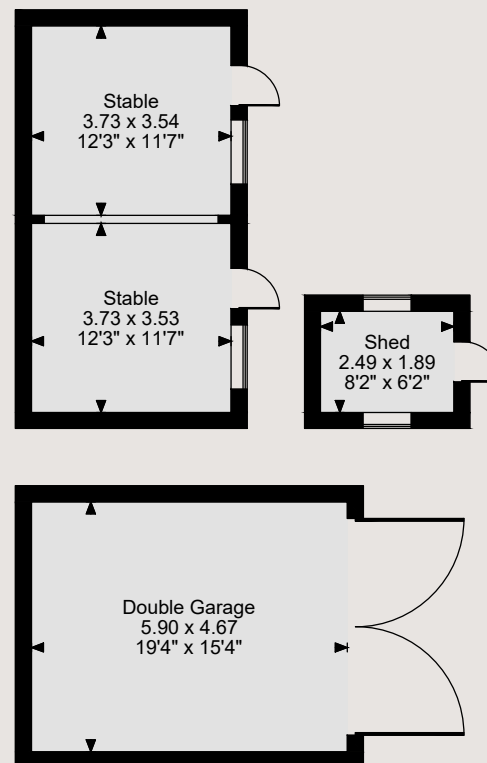
House internal area 1,902 sq ft (177 sq m)
Garage internal area 297 sq ft (28 sq m)
Outbuilding internal area 341 sq ft (31 sq m)
Terrace external area = 421 sq ft (39 sq m)
For identification purposes only.



Ground Floor

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

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Newton Abbot mainline station provides services to Exeter St. David's, and direct to London Paddington, taking approximately three hours.

Directions

What3Words///rings.shunning.mason brings you to the property's driveway.

General

Local Authority: Teignbridge District Council.

Services: Mains electricity. LPG gas. Mains water. Private drainage which we understand is compliant with current regulations.

Council Tax: Currently A but to be reassessed.

Tenure: Freehold.

Guide Price: £895,000.

Planning Permission: 22/00400/HOU.

Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Exeter

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