Willow Mead

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Milford Lane, Thorverton,Exeter, EX5 5NX

Exeter 7 Miles | M5 (J28 & J29) 9 Miles | Tiverton 9 Miles

A spacious detached house with 0.5 acre gardens, privacy and country views, situated within this popular Exe Valley village.

- Detached House
- 3 Reception Rooms
- No Onward Chain
- Southerly Facing Overlooking Fields
- Council Tax Band F
- 4 Bedrooms, 2 Bathrooms
- Kitchen
- 0.5 Acres
- Exeter 7 Miles
- Freehold

Guide Price £725,000

SITUATION

The property is perfectly situated overlooking the Millennium Field with countryside beyond whilst being a short level walk from the village centre. Thorverton is a highly favoured Exe Valley village, equidistance of Exeter, Crediton and Tiverton, with an active community and an excellent range of amenities, including primary school, local farm shop and Post Office, Doctors Surgery, two pubs, church and village hall. Surrounding the property is beautiful, unspoilt countryside sitting in the Local Thorverton Conservation Area with the River Exe to the South, providing superb local rural walks.

Exeter has all the amenities associated with a major regional centre. Crediton, to the West, has a range of facilities, including Queen Elizabeth's School, whilst to the north, the market town of Tiverton includes Blundell's School. Although rural, this part of Devon is very accessible with the nearest access to the M5 motorway being junction 28, 9 miles distant. There are mainline railway stations at Exeter St Davids, 8 miles, and Tiverton Parkway.

DESCRIPTION

A superb, detached house, providing spacious and flexible accommodation with great potential for improvement, modernisation and extension. The property is offered for sale with no chain and occupies one of the best sites within the village, being approximately 0.5 acres in total, southerly facing and overlooking the village millennium green open space, with views beyond to the countryside. All this while being a short level walk to the village centre and amenities.

The accommodation is well laid out with most reception rooms overlooking the front gardens as well as the conservatory. The kitchen has duel aspect over the gardens to the front and side. On the first floor, all four bedrooms have a front southerly aspect with excellent views to the countryside beyond the village. A bathroom and separate shower room serve the bedrooms.

Twin five bar gates open onto the driveway which sweeps around to the rear of the house, giving access to the garage and carport and providing space for a number of vehicles. Gardens surround the property on all sides and form a level site. The gardens are mainly laid to lawn with mature trees and shrubs. To the side is a kitchen garden, now requiring renovation. The whole is enclosed to the rear and west side by walling and to the front and east by hedging, providing a high degree of privacy.

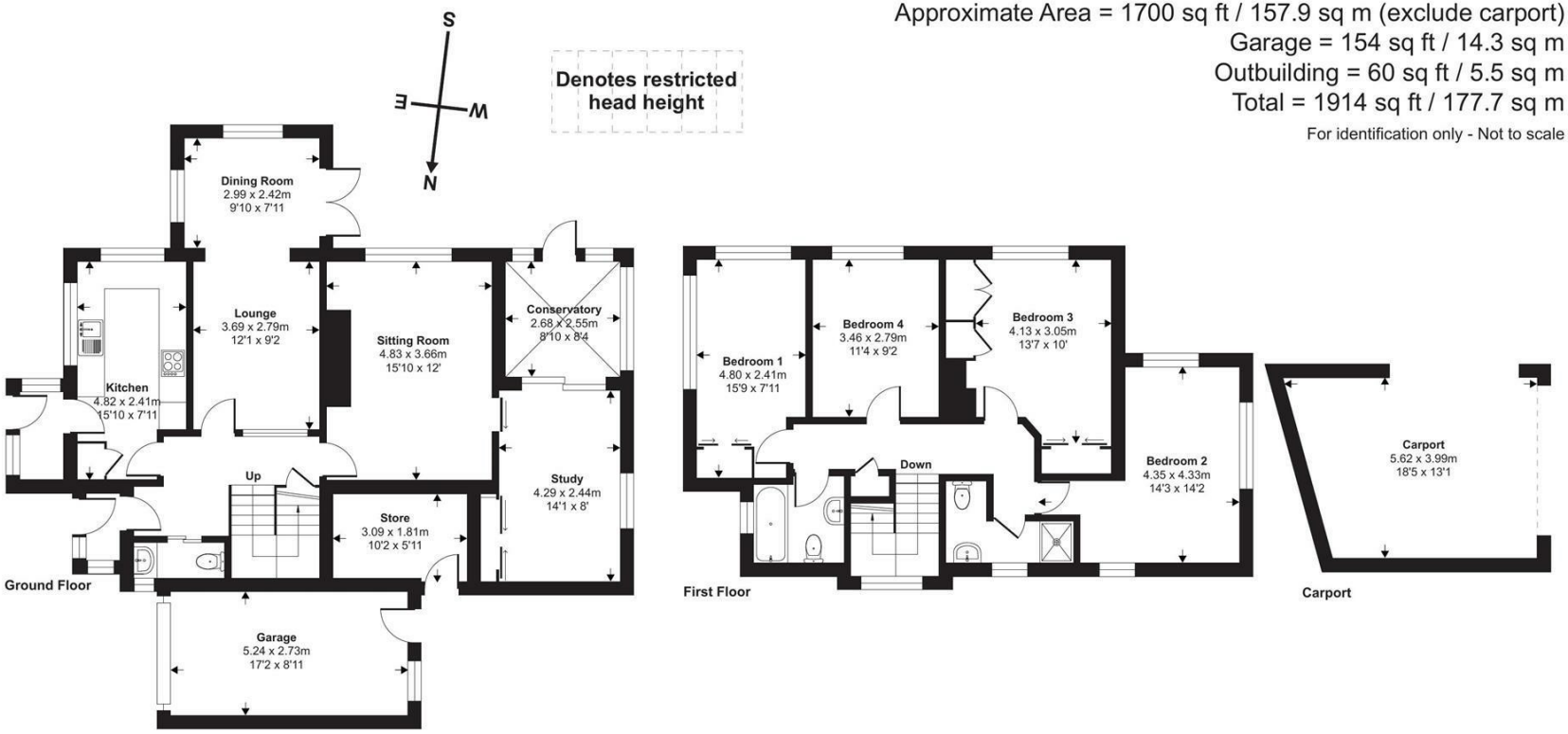
SERVICES

Mains electricity, water, gas and drainage.
Ofcom predicted broadband services - Standard, Superfast & Ultrafast available.
Ofcom predicted mobile coverage for voice and data: External (variable) – EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council. Bordering Thorverton Conservation Area.

DIRECTIONS

What3Words: ///judge.solution.brightens
Google Drop Pin: https://maps.app.goo.gl/ux4PmJdMu9mWX8gY6

Approximate Area = 1700 sq ft / 157.9 sq m (exclude carport)
Garage = 154 sq ft / 14.3 sq m
Outbuilding = 60 sq ft / 5.5 sq m
Total = 1914 sq ft / 177.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1511041

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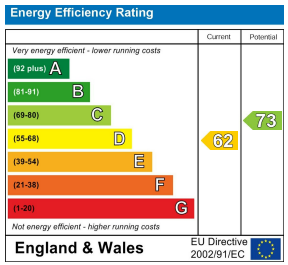
STAGS



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