

STAGS

Rookwood







Rookwood,

Coppice Lane, Sandford, Devon, EX17 4EG

Sandford (1.6 miles), Crediton (3.1 miles), Exeter (11.1 miles)

Set in a peaceful yet accessible, rural position, this attractive and well-proportioned family home offers a wonderful balance of space, privacy and convenience.

- 1.6 miles from the popular village of Sandford
- Plot of around 3.7 acres
- Five bedrooms, including a principal with en suite
- Range of reception rooms
- Freehold
- Attractive and well-proportioned family home
- Flexible accommodation arranged over two floors
- Impressive open-plan kitchen with vaulted ceiling
- Established gardens with feature pond
- Council Tax Band: E

Guide Price £775,000

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SITUATION

The property sits in a peaceful location 1.5 miles from the picturesque Mid Devon village of Sandford. The village has a thriving community with a Church, village school and pre-school, village hall, two pubs, a community post office, shop and garage. The market town of Crediton, some 3 miles away, offers a wide range of retail and recreational facilities, as well as the well-respected secondary state school Queen Elizabeth II Academy. The University and Cathedral City of Exeter has excellent shopping, dining, theatre and recreational facilities as well as numerous state and private schools. Rookwood enjoys excellent access, with the A377 running from Exeter to North Devon, while the A3072 runs east to Tiverton and the M5. Exeter has two main line stations to London Paddington and Waterloo while Exeter International Airport lies just 4 miles to the east of the city.

DESCRIPTION

Rookwood is an attractive and well-proportioned family home, set in a peaceful yet highly accessible rural position, just a short distance from the popular village of Sandford. The house offers flexible and well-balanced accommodation, ideally suited to modern family living. The accommodation is arranged over two floors and includes four to five bedrooms and a family bathroom on the first floor. On the ground floor, a welcoming reception room leads to a generous open-plan kitchen/breakfast room, complemented by a utility room, together with a comfortable sitting room, formal dining room and a separate vaulted library. The property is surrounded by established gardens which provide a lovely setting, with a feature pond creating a focal point. To the west lies a productive vegetable garden and orchard, while to the east there is a sizeable paddock, offering further potential for a variety of uses. Along the northern boundary, a charming river meanders through, enhancing the sense of tranquillity and attracting an abundance of wildlife. A private driveway approaches the house and provides ample parking for several vehicles, in addition to a detached double garage and adjoining workshop.

ACCOMMODATION

French doors from the driveway open into a bright, glazed entrance hall, which in turn leads through to the impressive open-plan kitchen/breakfast room. This well-appointed space features a vaulted ceiling, a range of wall and floor-mounted units with integrated appliances, and is complemented by a separate utility room. From the kitchen, a glazed inner hallway, with French doors opening onto the paved terrace, leads through to a particularly inviting sitting room and library area. This characterful room enjoys a part-vaulted ceiling, fitted bookcases, a woodburning stove and a bay window overlooking the gardens. A central hallway, with a cloakroom/WC, links the kitchen to two further reception rooms, currently used as a study and a sitting room, offering flexibility to suit a variety of needs.

Stairs rise from the central hall to a first-floor landing, from which four bedrooms and a family shower room are accessed. At the far end of the landing is a principle bedroom with an en suite shower room and fitted wardrobes, together with a staircase descending to the sitting room/library below.













GARDENS & GROUNDS

The property is surrounded by established gardens which provide a lovely setting, with a feature pond creating a focal point. To the west lies a productive vegetable garden with an orchard and polytunnel, while to the east there is a sizeable paddock with its own gated access onto the lane, offering further potential for a variety of uses. Binneford Water runs the full length of the northern boundary, enhancing the sense of tranquillity and attracting an abundance of wildlife. In all, the property is set in approximately 3.73 acres.

GARAGE AND OUTBUILDINGS

A private driveway leads to the house, providing ample parking for several vehicles, together with a detached double garage and adjoining workshop.
The paddock benefits from its own separate gated access onto the lane and is equipped with a field shelter and an open-fronted wood store.

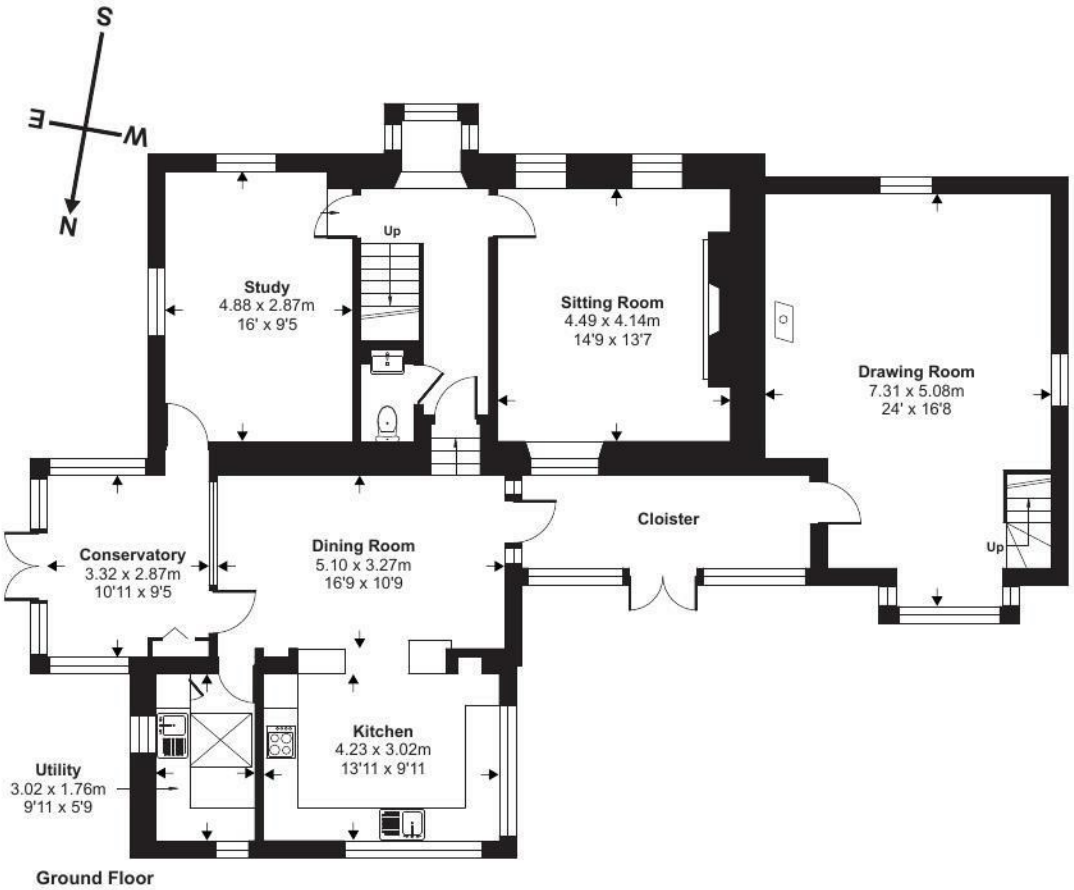
SERVICES

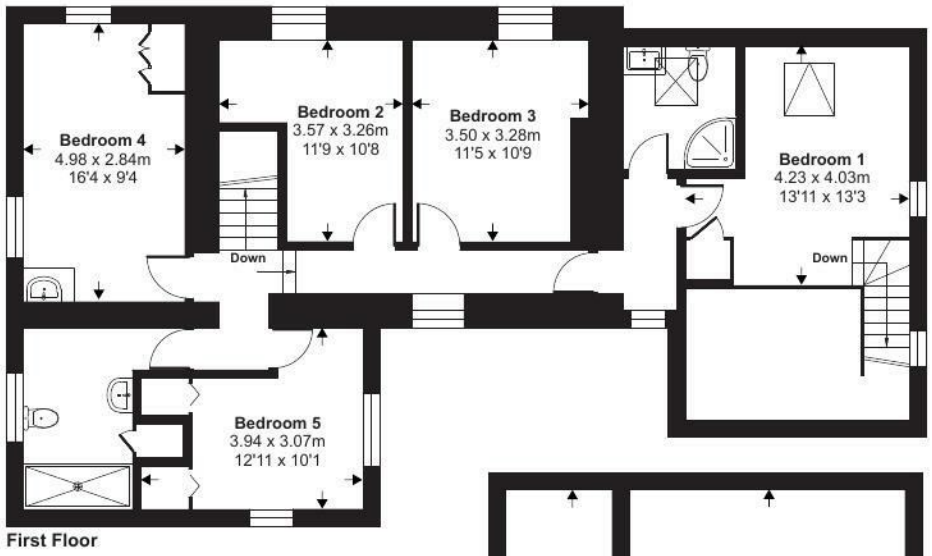
Utilities: Mains electricity and water
Drainage: Private - Septic tank and Water Treatment Plant (Septic tank is believed to comply with General Binding Rules 2020)
Heating: Oil central heating - new boiler fitted in 2025
EPC: E(54)
Mobile network signal variable - current vendors use WIFI calling
Standard broadband available (Ofcom)

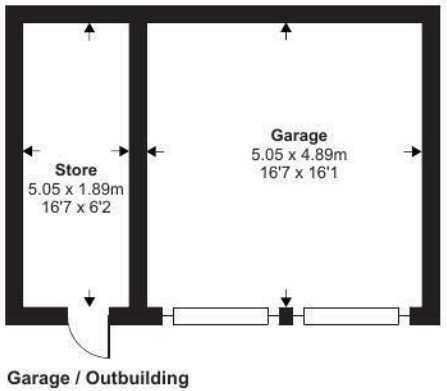
DIRECTIONS

What3words:///laptops.breathing.shut

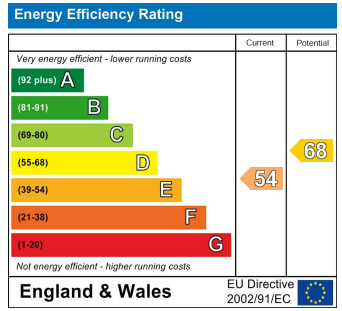
Approximate Area = 2588 sq ft / 240.4 sq m
Garage = 266 sq ft / 24.7 sq m
Outbuilding = 103 sq ft / 9.5 sq m
Total = 2957 sq ft / 274.6 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1431568



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