

STAGS

The Oaks







The Oaks,

Chollacott Lane, Whitchurch, Devon, PL19 9DD

Bus Stop 150 yards • Open Moorland (Whitchurch Down) 400 yards • Shop/Post Office 0.5 miles • Pub 0.6 miles • Town Centre 0.9 miles • Plymouth 14 miles • Exeter 41 miles

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A uniquely designed, contemporary character home offering deceptively proportioned and versatile, four en-suite double-bedroom accommodation, attractive gardens and ample parking, close to open moorland.

- Unique, Modern Character Home of 2,400sqft
- Exceptionally Well-engineered and Designed
- High Energy Efficiency, Low Running Costs
- Desirable Location, Close to Open Moorland
- Freehold
- 4 En-suite Double Bedrooms (2 Suites)
- Extensive Bespoke Details and Joinery
- Varied Gardens with Summerhouse/Workshop
- Convenient Access to the Town Centre
- Council Tax Band: D

Guide Price £725,000

Stags Tavistock

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SITUATION

This hugely impressive home is situated within the extremely well-regarded area of Whitchurch, on the south-eastern outskirts of Tavistock, on one of the town's most desirable roads. The house enjoys a hugely convenient position within close proximity of local amenities and facilities, including two pubs, a local shop/post office and the sought-after local primary school, all within three-quarters of a mile. There is also direct access to Whitchurch Common from the top of the road, 400 yards away, leading on to the full expanse of Dartmoor National Park, making the house an ideal prospect for active families and those who enjoy an outdoors-oriented lifestyle. Additionally, there is a stop on the bus route into the town centre within 150 yards, and Drake's cycle trail is around 1 mile away. Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth is 14 miles to the south, and Exeter lies 41 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

This totally unique detached home has been a cherished home to our clients since its construction, circa 2003. A property of true distinction and individual personality, it has been exceptionally well engineered and robustly constructed in cavity blockwork with granite quoins and solid internal walls, and further benefits from high energy efficiency with a C-rated EPC. Setting it apart from others of its type are numerous bespoke details and finishing touches, most notably extensive, high-quality oak joinery, including the impressive double entrance doors, solid internal doors, skirting, staircase, beams, structural timbers and wardrobe doors, along with features such as stained glazing and granite flooring and detailing to the hallway and cloakroom. Internally, the accommodation extends to approximately 2,400 sq ft and comprises four en-suite double bedrooms and two reception rooms, while externally there is a well-maintained south-east-facing rear garden and ample off-road parking provided by two driveways. This highly versatile and extremely comfortable home should appeal to those looking for easy access to Dartmoor, those seeking a one-of-a-kind home, and those with an appreciation of build quality and design.

ACCOMMODATION

The house is accessed into an impressive, high-vaulted entrance hallway with a coat and boots cupboard and a cloakroom to one side, and the centrepiece, bespoke oak staircase featuring wrought-iron balusters.













From here, the accommodation is comprised as follows: a dining room with patio doors to the front terrace; a bright, dual-aspect sitting room, of excellent proportions, centered around a substantial blockwork and sandstone open fireplace with slate hearth, and featuring patio doors to the rear garden; the kitchen, fitted with a good range of cupboards and cabinets beneath roll-top work surfaces, incorporating a 1½-bowl stainless steel sink and drainer, Hotpoint double oven, five-ring gas hob, space for a dishwasher and upright fridge-freezer, breakfast bar and door to the rear garden; a dedicated utility room with secondary cabinetry and spaces for laundry appliances; two ground floor double bedrooms, of which one has bespoke, triple fitted wardrobes and a fully tiled en-suite shower room with Mira Sport electric shower, and the second is served by an en-suite bathroom comprising a panelled bath and corner shower enclosure with Mira Zest electric shower; a galleried first-floor landing providing a useful study or reading area, and; two further generous double bedrooms, including the large, bright master bedroom suite, with eaves storage to either side, a walk-in dressing room and tasteful en-suite shower room, and another benefitting from a walk-in wardrobe and en-suite shower room fitted with a Triton electric shower.

OUTSIDE

To the front of the property there is parking space for four vehicles with two parking area, in addition to a space for trailer storage with external power and lighting. Outside of the dining room is a front patio, and there is gated access around one side of the property to the fully enclosed rear garden. A large, paved and partially decked terrace runs the length of the house, extending onto a lawn with high planted stone beds, two further paved patios for relaxation or outdoor dining, and a large timber workshop/summerhouse - also suitable for use as a home office, studio or hobbies room - with a front porch, rear log store, two sets of doors, internal power, lighting and extraction. The garden is planted with specimen shrubs including Japanese acer, Japanese flowering cherry, camellia and roses.

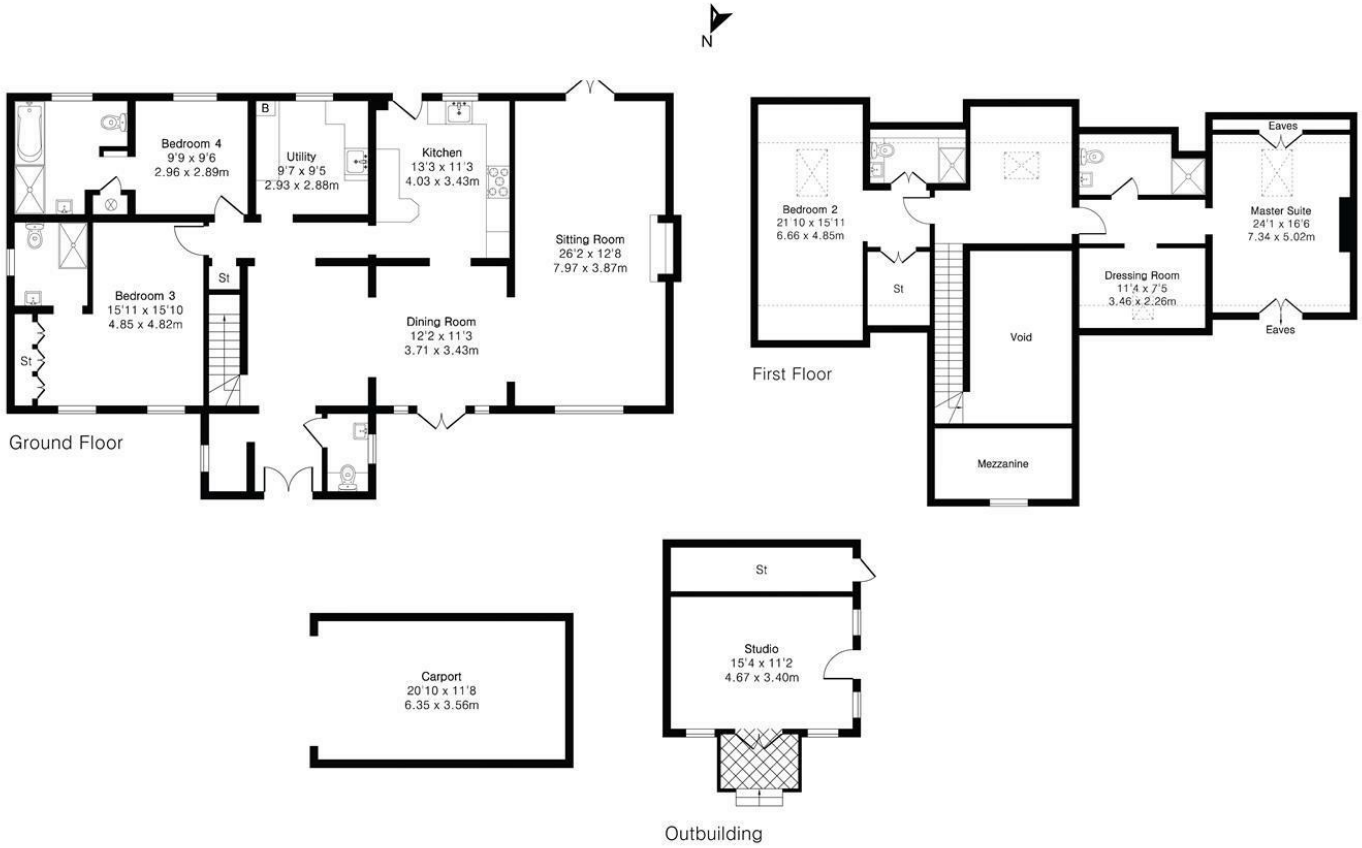
SERVICES

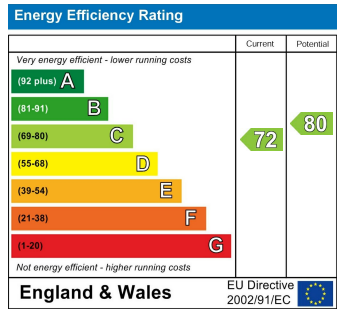
All mains-supplied services are connected. Gas-fired central heating throughout. Ultrafast Broadband and full mobile voice/data services are available (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///policy.flagpole.restores. For detailed directions, please contact the office.

Approximate Gross Internal Area 2438 sq ft - 227 sq m
(Excluding Outbuilding)
Ground Floor Area 1503 sq ft – 140 sq m
First Floor Area 935 sq ft – 87 sq m
Outbuilding Area 234 sq ft – 22 sq m





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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