



4 Stratton Cottages, Village Road



4 Stratton Cottages,

Christow, Exeter, EX6 7NG

Exeter 8 miles A38 6 miles

A charming 4 bedroom cottage with gardens in the sought-after village of Christow.

- NO ONWARD PURCHASE
- Charming 4 bedroom cottage
- Sought-after village location
- Dartmoor National Park
- Large reception rooms
- Detached garden
- Rural views
- Freehold
- EPC - F
- Council Tax Band - C

Guide Price £295,000

SITUATION

The cottage is situated in the heart of the favoured Teign Valley village of Christow, just on the eastern boundary of the Dartmoor National Park. Christow has a strong community with doctor's surgery, pub, primary school (OFSTED: Good), parish church, community centre and a new, thriving community shop.

The university and cathedral city of Exeter (8 miles) has a wide range of facilities and amenities one would expect from a centre of its importance including excellent shopping, theatre, dining and sporting and recreational pursuits. There are mainline railway stations on the London Paddington and Waterloo lines plus an international airport with daily flights to London.

DESCRIPTION

A charming and unique attached cottage in the sought-after village of Christow. The cottage, which isn't Listed, provides spacious accommodation comprising of a sitting room, family/dining room, kitchen, bathroom and separate WC on the ground floor along with 4 bedrooms on the first floor. Doors from the kitchen lead via a pathway to a garden with lovely rural views across the Teign Valley.



ACCOMMODATION

The entrance door leads into a period featured sitting room with hardwood flooring and an exposed stone fireplace with cosy woodburner. Steps lead up to a separate family/dinning room with exposed ceiling beams and a fireplace with woodburner. To the rear of this room is a small hallway off which is a ground floor bathroom, a separate WC and stairs leading up to the 1st floor. Off the sitting room is the kitchen with wall and floor mounted units with an integrated electric cooker and a door leading to the rear garden. From the rear hallway stairs rise to a 1st floor landing off which are 3 double bedrooms, and a further single bedroom.

GARDENS

Via the kitchen a pathway leads to the detached private garden with a paved terrace and lovely rural views. The old summer house and shed have recently been removed but the concrete foundation slab remains and would make for an ideal base for a new office and/or summer house.

RIGHT OF WAY

The property has a right of way (ROW) across the path leading to the garden and back onto the lane. Please ask the Agent for further information.

SERVICES

Mains water, drainage and electricity.

Heating is provided via woodburners, 1 with a back-boiler providing hot water, and electric radiators (installed in approx. 2016).

DIRECTIONS

From Exeter proceed on the B3212 signposted Moretonhampstead. Proceed through the village of Longdown and after a few miles, at Farrants Cross, turn left onto the B3193 signposted Chudleigh, Bridford and Christow. At the T-junction turn left onto the Teign Valley Road. Continue passed the turning for Bridford and take the 2nd turning right for Christow. Proceed up into the village and the property will be on your right just passed The Artichoke Inn.



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.



Approximate Area = 1138 sq ft / 105.7 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © rchecom 2025. Produced for Stags. REF: 1247730



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	35	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202



@StagsProperty

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