



Picardy



# Picardy Church Road

Whimble, Exeter, EX5 2SZ

Train Station (0.5 Miles), Exeter centre (9 Miles)

A beautifully extended and well-presented cottage offering spacious and flexible accommodation, attractive gardens and driveway parking, set in the heart of this desirable East Devon village.

- Beautifully extended
- Two reception rooms plus study and utility room
- Private driveway
- Attractive front garden and rear courtyard with patio
- Freehold
- Spacious open-plan kitchen/dining room
- Principal bedroom with en suite
- Underfloor heating in key areas
- Central village location
- Council tax band: D

Guide Price £550,000

## SITUATION

Whimble is a highly regarded East Devon village, surrounded by countryside yet offering excellent access to Exeter and the A30. The village benefits from a train station (Exeter to London Waterloo line), primary school, shop, pub, church and active local clubs. Ottery St Mary, just three miles away, provides further amenities including the highly rated King's School, while Exeter offers a wide range of shopping, dining and cultural options, as well as excellent transport links.

## DESCRIPTION

Picardy is an attractive and deceptively spacious semi-detached cottage, thoughtfully extended to offer flexible family living with a blend of period charm and modern finishes. The property includes two reception rooms, a study, four bedrooms (one with en suite), and a superb open-plan kitchen/dining room with bifold doors. The interiors are light and stylish, complemented by underfloor heating in key areas and character features throughout.



## ACCOMMODATION

A porch opens to a welcoming hallway with cloakroom, study and a flexible family room/bedroom four with doors to the rear courtyard. The sitting room features a wood-burning stove and book nook, while the open-plan kitchen/dining room is fitted with country-style units, granite worktops, a slate floor with underfloor heating, and bifolding doors to the garden. A utility room provides additional storage.

Upstairs are three bedrooms, including a spacious principal suite with built-in wardrobes and a modern en suite. Bedroom three benefits from a dormer addition, while the family bathroom features a vaulted ceiling, skylight, and underfloor heating.

## OUTSIDE

The property is approached via a five-bar gate and concrete driveway with parking for three vehicles. The front garden is mainly lawned with mature hedging, a wisteria-covered elevation and three patio seating areas. A side path leads to the rear courtyard providing a private, paved space enclosed by brick walls and fencing, with a log store and external boiler room/store.

## SERVICES

Utilities: Mains electric, mains water, telephone and broadband

Drainage: Mains drainage

Heating: Oil - Boiler installed in 2010.

Tenure: Freehold

EPC: D(59)

Council tax band: D

Standard, ultrafast and superfast broadband available. EE, O2,

Three and Vodafone mobile networks likely to be available

(Ofcom).



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 = 1400 sq ft / 130 sq m  
For identification only - Not to scale

**Ground Floor**                      **First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2024. Produced for Stags. REF: 1314588



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	72
England & Wales		EU Directive 2002/91/EC	

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