



Bridge House



Exeter city centre 4.5 miles

A charming detached family home with large gardens in a popular Devon village

- 5 bedroom period house
- Sought-after village location
- Large kitchen/breakfast room
- Generous gardens
- Easy access to Exeter
- Off-street parking and garage

Situation

The property is situated in the delightful village of Kennford, a short distance from the Haldon Hills and close to the Devon Expressway which provides easy access to the south and to the M5 to the north. The village has several important amenities including village store and post office, pub, primary school, petrol station and the beautiful church of St. Andrew, a short distance away in Kenn. The nearby Haldon Forest offers 3,500 acres of woodland with beautiful walking, cycling and horse riding trails as well as the impressive sensory trail at Mamhead designed to stimulate the senses of visitors of all abilities. Kennford lies about 4.5 miles from the centre of the university and cathedral city of Exeter which boasts a wide range of shopping, amenities and schooling as would be expected of a city of its size. There are good rail communications to London Paddington and Waterloo whilst Exeter International Airport is found to the east of the city just 15 minutes drive from Kennford.

Description

A charming detached family home situated in the desirable village of Kennford. The property offers spacious accommodation of 2,900 sq ft and enjoys an abundance of period features, including exposed ceiling beams and a stone fireplace. The front drive offers off-street parking as well as a garage. To the rear of the house is a generous enclosed garden with a level lawn and a paved sun terrace.

Accommodation

A door from the driveway leads into an entrance hallway with stairs rising to the

1st floor and doors into the utility room, sitting room and dining room. The spacious sitting room has a fireplace with stone surround and doors to the dining room and the kitchen/breakfast room. The breakfast room has a secondary set of stairs rising to the 1st floor. The kitchen has wall and floor mounted units with integrated dishwasher, space for a fridge/freezer, electric oven, breakfast bar and a door leading to a shower room. The dining room has bi-folding glass paned doors leading into a garden room with French doors leading out to the paved terrace. On from the garden room is a utility room with sink, storage cupboards and a door leading to the rear garden.

Two sets of stairs rise to the 1st floor, the master bedroom has fitted cupboards and an en suite bathroom. There are a further 4 bedrooms and family bathroom.

Garden and garage

To the rear of the house is a paved sun terrace with a large level lawn with flowering borders and established trees. In addition there is a block built garage and separate wooden garden shed.

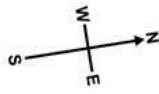
Services

Mains water, electricity and drainage. Oil fired central heating

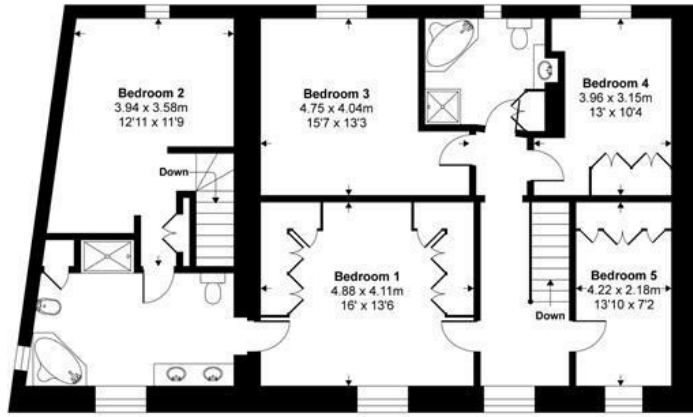
Directions

From Exeter proceed south on the A38 and after approximately 2 miles take the slip road signposted to Kennford, just before the petrol station. Take the first left and carry on into the village passing the Seven Stars pub. The property will be found on your left.

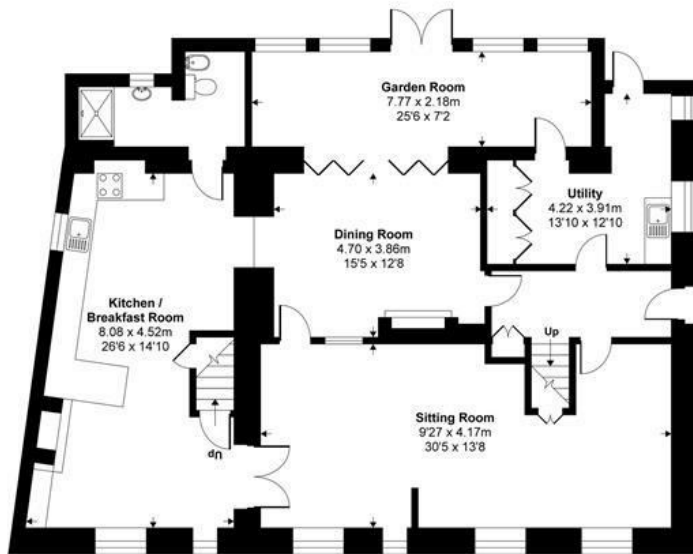
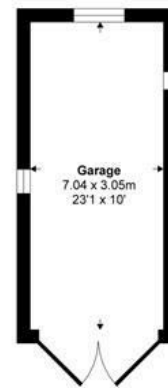




Approximate Area = 2900 sq ft / 269.4 sq m
 Garage = 231 sq ft / 21.4 sq m
 Total = 3131 sq ft 290.8 sq m
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2021. Produced for Stags. REF: 790170.

These particulars are a guide only and should not be relied upon for any purpose.

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



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		71
55-68	D		
39-54	E	40	
21-38	F		
1-20	G		

Net energy-related - higher scoring coats

England & Wales EU Directive 2002/91/EC

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