



Belle View



Belle View

Church Lane, Alfington, Devon, EX11 1PE

Ottery St Mary 2 miles; King's School 3 miles; Honiton 3.7 miles; Sidmouth 8 miles; Exeter 14 miles

A contemporary detached home with beautifully designed living spaces enjoying delightful gardens and rural views

- Four double bedrooms
- Open plan living spaces
- Delightful gardens
- Nearby access to main transport links
- Freehold
- Two bathrooms
- Versatile accommodation
- King's school catchment
- Wonderful rural views
- Council Tax Band F

Guide Price £700,000

SITUATION

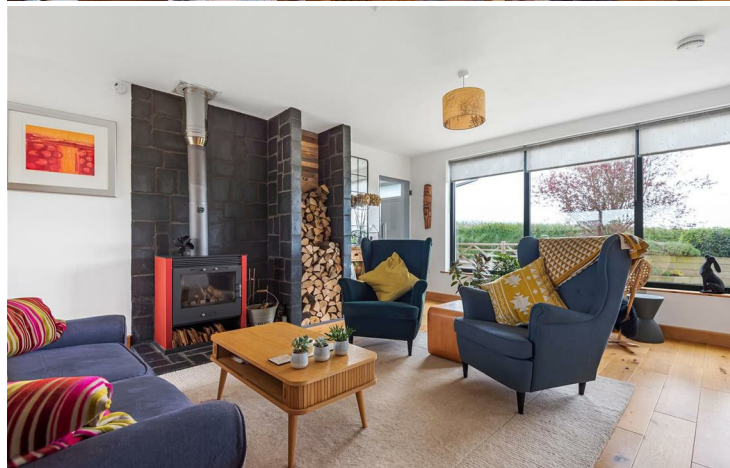
Positioned in a tucked away location on the edge of the small village of Alfington, the property is well placed for access to the B3177, which links to the A30 and Ottery St Mary, along with a regular bus service.

Alfington has a church and a small village hall, whilst Ottery St Mary, home to the well-respected King's School, has a host of independent shops, pubs, restaurants, a large Sainsbury store, a sports and leisure centre and a doctors surgery.

Honiton offers a wider selection of shops and facilities, as well as a train station on the Exeter to London Waterloo line. The Cathedral City of Exeter lies some 14 miles to the West. The coast at Sidmouth, a World Heritage site, is to the South.

DESCRIPTION

Belle View is an exceptional home built in a contemporary design providing light and spacious accommodation with quality and stylish fixtures and fittings throughout. Large windows, sliding doors and Juliette balconies create a seamless connection between the home and the outdoors.



ACCOMMODATION

In detail the accommodation comprises; spacious reception hall leading through to a utility room with ample storage and appliance space. Beautifully designed open plan kitchen / dining room / sitting room with high ceilings, natural divides, wood burning stove and feature wall. The living space has been designed to flow seamlessly capturing views of the gardens and the countryside beyond from multiple aspects. The kitchen is fully fitted with a comprehensive range of high gloss white fronted base and wall units and breakfast bar. Integrated appliances include double oven, induction hob with extractor hood above, fridge freezer and dishwasher. The living room provides a more enclosed snug area that could also be used as an additional bedroom. A good size study and a cloakroom concludes the ground floor. Attractive oak flooring throughout.

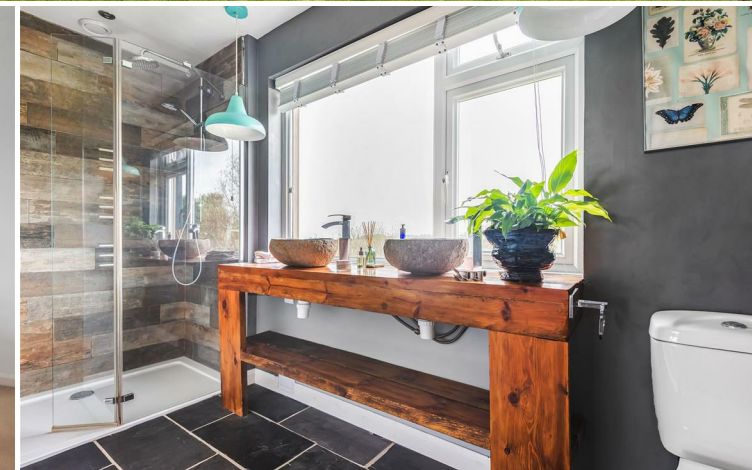
Glass balustrades and contemporary lighting creates a feature of the staircase rising to the first floor. The open and bright landing area connects the first floor accommodation superbly creating a delightful flow. The four good sized bedrooms all benefit from wonderful countryside views, two also benefitting from French doors opening onto Juliet balconies. The master bedroom has a spacious luxury en-suite shower room and the family bathroom is equally impressive.

OUTSIDE

Approached via double five-bar gates onto a driveway providing parking for several vehicles. Both the front and rear gardens are predominantly laid to lawn and interspersed with established flower beds, mature shrubs and trees. Large patio doors from the property lead onto a substantial decking area with built in BBQ and bench seats providing the perfect spot for socialising, outdoor relaxation and al fresco dining.

SERVICES

All mains services are connected. LPG Gas central heating. Private drainage system. Current broadband speeds approximately 15mbps.



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



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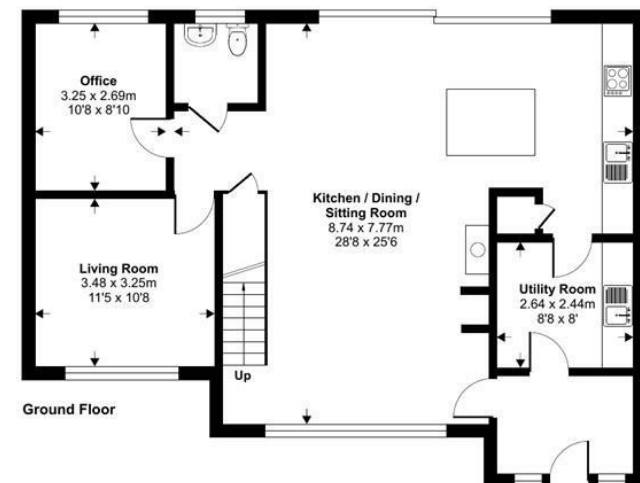
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approximate Area = 1922 sq ft / 178.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Stags. REF: 831929



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