



STEVE GRANTHAM
BESPOKE ESTATE AGENT

106 The Brow, Widley, PO7 5DA

Guide price £700,000

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106 The Brow

Widley, PO7 5DA

- DETACHED FAMILY HOME
- BACKS ONTO GOLF COURSE
- TWO BATHROOMS
- SCOPE TO EXETND (SUBJECT TO PLANNING)
- WELL PROPORTIONED PLOT
- FOUR BEDROOMS
- DRIVEWAY & CARPORT
- REQUESTED LOCATION

Occupying a superb plot of approximately 0.18 of an acre in one of Widley's most highly regarded residential positions, this attractive 1930's detached family home enjoys a wonderful setting along The Brow, backing directly onto and overlooking the golf course to the rear. The property offers an increasingly rare opportunity to acquire a home of genuine character, with generous gardens, open views and exceptional scope for enlargement and improvement, subject to the necessary planning consents.



The house sits comfortably within its plot, set back from the road with a lawned frontage and driveway leading to a car port at the side. The mature rear garden is a particular feature, enjoying a south/easterly aspect and uninterrupted views across the adjoining golf course, creating a peaceful and picturesque backdrop that changes beautifully with the seasons.

Inside, the charm and heritage of the property are immediately evident. A welcoming entrance hall leads through to well-proportioned reception rooms, all benefitting from original parquet flooring which flows throughout the ground floor, continuing seamlessly beneath the carpets in the rooms that are currently carpeted. The sitting room to the rear is a delightful space, filled with natural light from large windows and doors that open onto the garden, perfectly framing the open outlook beyond. A separate dining room provides an ideal space for entertaining, while the study offers flexibility for those working from home.

The kitchen is positioned to the side of the house with a useful adjoining utility room and cloakroom, and offers excellent potential to be reconfigured or extended to create a large open plan kitchen and family space, should a purchaser wish to modernise and adapt the layout to suit contemporary living.

Upstairs, four bedrooms are arranged around a central landing, all enjoying pleasant outlooks, with the two bedrooms benefiting from views over the rear garden towards the golf course. The master bedroom has an en-suite shower room and the family bathroom serves the remaining bedrooms.

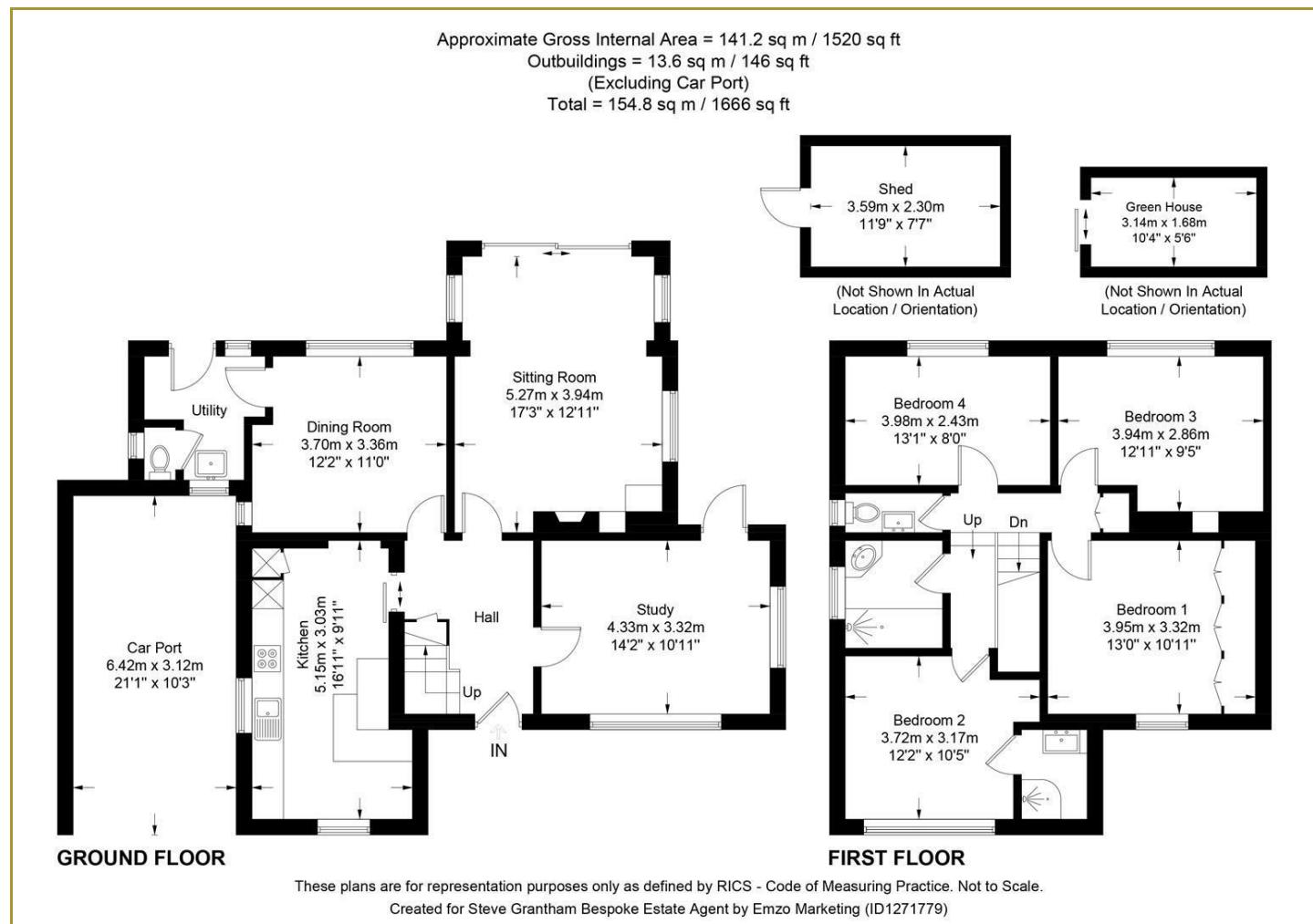
The true appeal of this home lies not only in its character and position, but in the remarkable potential the plot provides. With gardens of this size and orientation, there is ample opportunity to extend to the side or rear, subject to planning, without compromising the outdoor space that makes this property so special.

This is a rare chance to acquire a charming 1930's family home in a prime Widley location, offering generous gardens, beautiful views, original features and exciting potential for the next owners to create a truly exceptional long-term home.

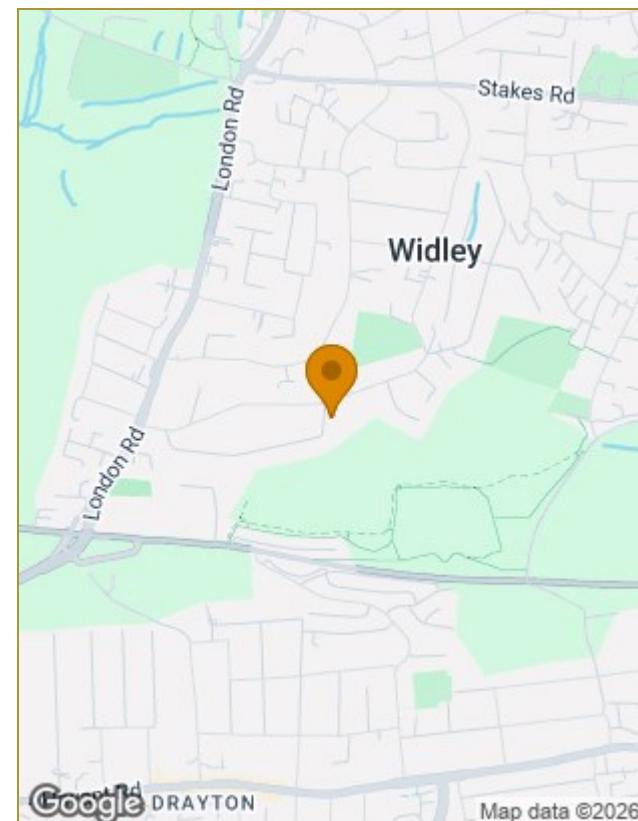




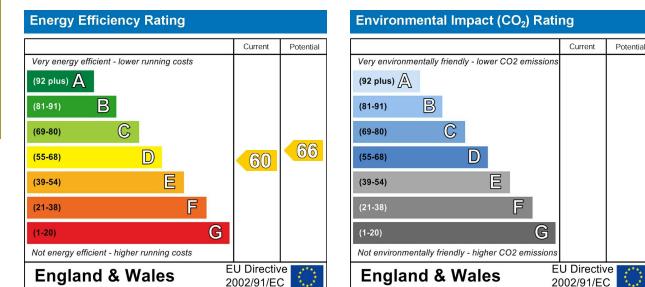
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

