



The Oaks, Bampton, Devon

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**STRUTT  
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# The Oaks, Bampton, Tiverton, Devon EX16 9HU

An impressive contemporary family home with approximately 4.7 acres and magnificent views across the Exe Valley

Bampton 1.5 miles, Tiverton 8.0 miles, M5 (Jct 27) 13.7 miles, Tiverton Parkway mainline station 15.1 miles (London Paddington in under 2 hours), Exeter 22 miles, Exeter Airport 29 miles

Entrance hall | Sitting room | Open-plan dining area and kitchen | Playroom | Snug | Study  
Utility | Principal bedroom with dressing room, en suite shower room and mezzanine balcony  
Four further bedrooms | Two family bathrooms  
Pizza/barbecue hut | Gardens | Woodland  
Approximately 4.7 acres | EPC rating D

## The property

The Oaks is a beautifully presented, detached family home offering more than 3,200 sq ft of light-filled and flexible accommodation. This striking property has attractive exterior cladding and stone elevations with contemporary styling inside alongside elegant and high-quality fixtures and fittings. The Oaks lies in a spectacular secluded position with commanding views over the Exe Valley and approximately 4.7 acres of grounds.

The reception hall provides an impressive entrance to the home with a double-height ceiling allowing for plenty of natural light with a staircase that rises to a galleried landing. The ground floor accommodation comprises four well-appointed reception rooms including a sitting room, which has a corner woodburning stove and a triple-aspect with sliding glass doors that open onto the rear terrace. There is also a welcoming snug, a playroom and a useful study. The 34ft open-plan kitchen and dining area stretches across the back of the house taking full advantage of the south-facing views and features bi-fold doors which connect to

the decked terrace. The kitchen has engineered Oak flooring with sleek, modern units, a large central island and integrated Neff and Bosch appliances, with further storage and space for appliances available in the generous adjoining utility room which also has a multi fuel Rayburn cooker with a back boiler. The ground floor accommodation is completed by a family bathroom providing versatile accommodation options with the potential to convert one of the reception rooms into a bedroom if required.

The galleried first floor landing leads to five well-presented double bedrooms. These include the impressive principal bedroom which has bi-fold doors that open onto a balcony and stairs that lead to a mezzanine level providing exceptional views across the sweeping countryside. The principal bedroom further benefits from a dressing room and en suite bathroom with a walk-in shower and a double vanity. The first floor also offers a family bathroom with a bath a separate walk-in shower unit.

## Outside

The property is approached via a lane, which leads to parking areas at the front and to the side of the house. The property lies in grounds of approximately 4.7 acres which is mostly to the rear of the house taking advantage of the south-facing aspect with dramatic views from its elevated position across the Exe valley. The garden includes a timber deck terrace which is the length of the property with raised herbaceous border beds and numerous seating areas. There is an artificial turf lawn with a hot tub jacuzzi overlooking the valley as well as a pizza and barbecue hut with a food preparation area providing an excellent space for outdoor dining and entertaining. Beyond the deck, steps lead to beautiful rolling meadows and woodland providing seclusion and a high degree of privacy.





















## Location

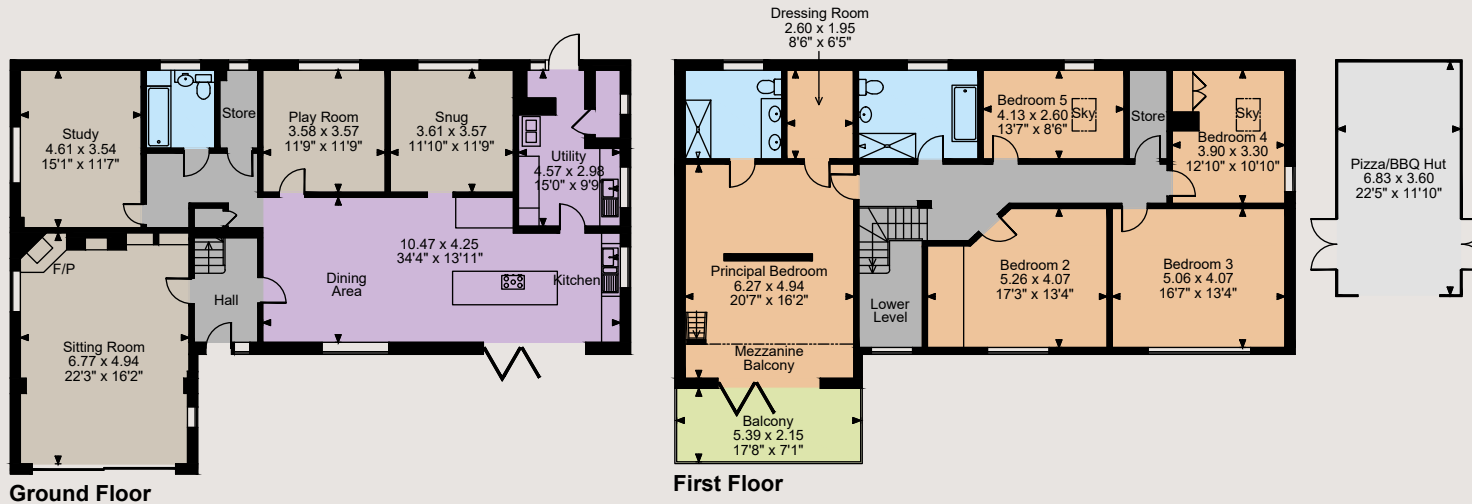
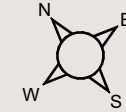
The Oaks is set in a beautiful rural location just outside the market town of Bampton, and within easy reach of Tiverton as well as the beautiful Exmoor National Park. Bampton provides several everyday amenities including local shops, a small supermarket, a doctor's surgery, a selection of award-winning restaurants and a primary school, while there is further primary schooling in the surrounding villages. The town of Tiverton is approximately 8 miles away and provides an even greater range of recreational, cultural and shopping facilities including a number of supermarkets. It is also home to numerous well regarded schools in both the private and state sectors, such as Tiverton High School, Heathcoat Primary School, Willand School and Blundell's School. Taunton, approximately 20 miles away, also offers some excellent educational options including King's Hall Preparatory School, King's College Taunton, Taunton School and Queen's Taunton. Opportunities for outdoor pursuits

in the local area are endless. Exmoor National Park, Wimbleball Lake and Dulverton are all just a short drive away and offer picturesque walks and natural beauty spots, whilst the stunning beaches of the scenic North Devon coast are also within easy reach. The area is well connected by road, with the M5 13 miles away offering routes towards Exeter, Taunton and Bristol, while Tiverton Parkway mainline station runs direct services to London Paddington taking just under two hours.





Floorplans  
 House internal area 3,215 sq ft (299 sq m)  
 Outbuilding internal area 265 sq ft (25 sq m)  
 Balcony external area 125 sq ft (12 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

What3Words///postage.replaying.tidy brings you to the property's driveway. Please take the driveway signposted The Oaks.

## General

**Local Authority:** Mid Devon District Council  
**Services:** Mains electricity and water. Private drainage which we understand is compliant with current regulations. LPG gas.

**Council Tax:** Band E

**Mobile coverage/broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Agents Note:** Our clients have informed us of an issue with the tenant renting the neighbouring property. It should be noted that since August 2022 there has been no further issues.

**Right of Way:** The property enjoys a right of way over the neighbours driveway.

**Tenure:** Freehold

**Guide Price:** £995,000.

## Exeter

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