



Anton House

Bramford Speke, Exeter, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A lovely detached family home with large flat gardens and amazing views, set in an idyllic rural village close to Exeter

Anton House is a four-bedroom detached Wakeham home built in 1987. The house sits in approx 0.4 acres of landscaped gardens in the very desirable village of Bramford Speke. The property benefits from a prime village location and backs onto open fields, with uninterrupted views across the River Exe and countryside beyond.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



**WORKSHOP/
STUDIO &
0.4 ACRES**



FREEHOLD



VILLAGE



2,129 SQ FT



**GUIDE PRICE
£1,000,000**



The property

This beautifully presented home provides in excess of 2100 sq ft of living accommodation with panoramic views across the Exe Valley. A large, welcoming reception hall features sliding glass doors onto the rear garden and a double height stairway leading to a galleried landing. The triple aspect 22 ft main reception room also features glass sliding doors onto the rear garden and a side door out onto an enclosed courtyard. There is a large formal dining room with doors from the hall and from the kitchen. The large kitchen features French doors leading out onto the rear garden. Currently the kitchen is set out with contemporary fitted oak cupboards and integrated appliances whilst in front of the French doors is an informal seating area looking out on the extensive views, however alternatively there is space here for a dining table and chairs. Leading off the kitchen is a boot area with external back door and through to a useful utility room. A cloakroom off the hall completes the ground floor.

Four double bedrooms lead off the galleried landing. Three with views over the Exe Valley The generous, triple aspect principal bedroom is very light and has an en suite shower room with heated towel rail. There is also a family bathroom with bath and separate shower and two heated towel rails.

Outside

Outside there is extensive parking, large lawned gardens to the front and rear of the house and courtyard garden in front of the workshop/studio. There is power, light and water to the garage and workshop/studio.



Location

The property occupies a picturesque position in the village of Brampford Speke. The village has a Grade I Listed parish church, a village hall, a well-regarded country pub and a good primary school, while The River Exe runs adjacent to the village offering a range of scenic walks and bridle paths to explore. The nearby villages of Thorverton and Newton St. Cyres offer restaurants, a farm shop, primary schools and football, tennis and cricket clubs while further amenities are available in the bustling Mid Devon towns of Crediton and Tiverton, including a range of shops and supermarkets and several schools. Exeter city centre is less than five miles away, with its superb selection of shops, restaurants, cafés and leisure facilities, as well as its first-class educational establishments.



Distances

- Exeter 5.0 miles
- Crediton 7.5 miles
- Tiverton 11 miles
- Exeter University 4.5 miles
- Exeter College 4 miles
- M5 8 miles
- A30 westbound 7 miles
- Exeter Airport 10 miles

Nearby Stations

- Exeter St. David's mainline station 4 miles (With regular trains to London Paddington in just over 2 hours and also to London Waterloo)
- Tiverton Parkway mainline station 19 miles

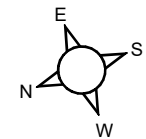
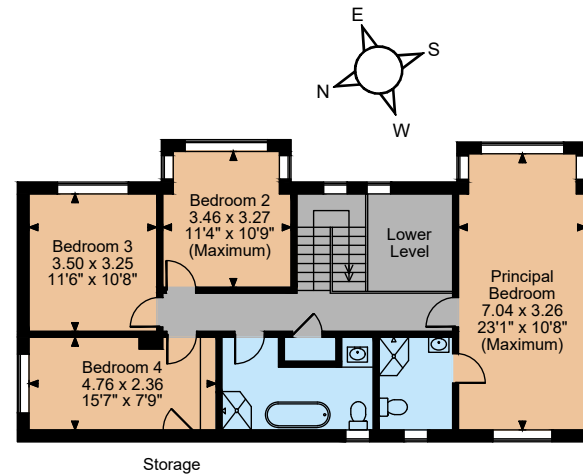
Key Locations

- Blackdown Hills AONB
- Dartmoor National Park
- Exmoor National Park
- Jurassic Coastline of Devon and Dorset

Nearby Schools

- Brampford Speke Church of England Primary School
- Thorverton Church of England Primary School
- Newton St Cyres Primary School
- Exeter Cathedral School
- Crediton Queen Elizabeth's School
- Clyst Vale Community College
- Exeter School
- The Maynard
- Blundells Independent School
- Exeter College (Ofsted rated outstanding)





Anton House was built in 1987 by Wakeham builders.

Floorplans

House internal area 2,129 sq ft (198 sq m)
 Garage internal area 370 sq ft (34 sq m)
 Workshop internal area 123 sq ft (11 sq m)
 Total internal area 2,622 sq ft (244 sq m)
 For identification purposes only

Directions

EX5 5DR
 ///what3words:ends.boating.parked - brings you to the driveway

General

Local Authority: East Devon District Council
Services: Mains electricity, water and drainage. Oil-fired central heating.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb>
Council Tax: Band G
EPC Rating: D
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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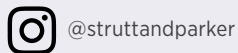
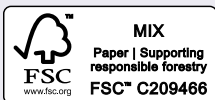
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