




# The White House

Court Barton Close, Thorverton, Devon

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A beautifully presented four-bedroom detached home with a large garden, situated in the desirable village of Thorverton

A modern detached home in an award-winning small development, set in a popular location on the edge of the idyllic Mid Devon village of Thorverton. The property offers four bedrooms and stylish detailing throughout, including contemporary kitchen and bathroom fittings, while outside there is a well-maintained garden with far reaching views across the surrounding countryside.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE AND PARKING**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**1,870 SQ FT**



**GUIDE PRICE  
£625,000**



### The property

The White House offers just over 1,400 sq ft of beautifully presented accommodation arranged over two floors. The property features attractive traditional rendered elevations and large sash windows allowing for a wealth of natural light alongside contemporary styling with high quality fixtures and fittings throughout. The property lies in a sought-after development that was named "best rural development" at the Devon Rural Housing Awards in 2018.

The ground floor accommodation comprises a comfortable sitting room with a dual aspect, including French doors that open onto the southeast-facing rear garden, as well as a useful study/playroom which also benefits from a dual aspect welcoming plenty of natural light. Also on the ground floor, the open-plan kitchen and dining room provides excellent family and entertaining space with space for a large family dining table and bi-fold doors that open onto a patio. The kitchen has shaker-style units to base and wall level, as well as integrated appliances including a double

oven, an induction hob and an extractor hood, while the adjoining utility room provides further space for household storage and appliances. The whole of the ground floor accommodation benefits from underfloor heating.

Upstairs, there are four well-presented bedrooms including the principal bedroom which has bespoke mirrored wardrobes and a contemporary en suite shower room with a walk-in shower. The first floor also has a family bathroom with an over-bath shower and a useful storage cupboard.

### Outside

The White House occupies a peaceful position within the development and benefits from a detached double garage and two allocated parking spaces. The front garden has an area of lawn and border hedgerows, while the walled and fenced rear garden includes a patio for al fresco dining, as well as a large area of level lawn, raised railway sleeper beds and gated access to the garage.



## Location

The village of Thorverton is a thriving community, set amidst beautiful Devon countryside. The village has an annual art festival, and a country fair, a cricket club, a church, village shop and Post Office, farm shop, village primary school, pre-school, village hall and two well-regarded pubs. Exeter, approximately 7.5 miles away, is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including a John Lewis and a Waitrose supermarket. Communication links are excellent; the M5 motorway provides links to the A38 to Plymouth, or the A30 to Cornwall to the South, and Bristol and London to the north and east. Regular rail services run from Exeter St. David's to London Paddington, taking just over two hours. Exeter International Airport provides an ever-increasing number of domestic and international flights.



## Distances

- Crediton 6.5 miles
- Exeter city centre 7.5 miles
- Tiverton 8.5 miles
- M5 (Jct 29) 8.8 miles
- Exeter airport 10 miles

## Nearby Stations

- Newton St. Cyres
- Exeter St. Davids
- Exeter Central
- Tiverton Parkway

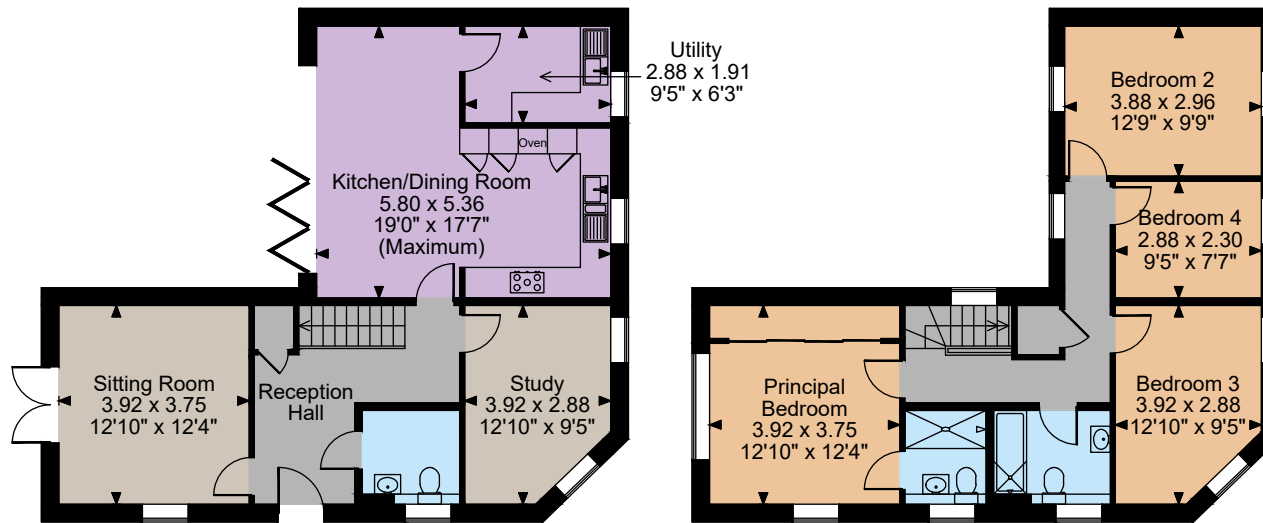
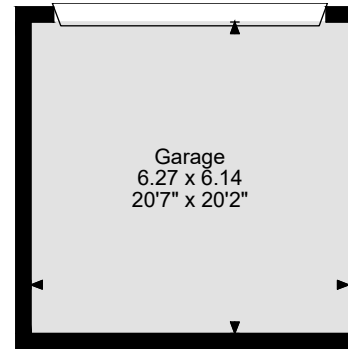
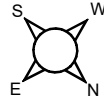
## Key Locations

- Exeter
- Exe Valley
- Dartmoor National Park
- Exmoor National Park

## Nearby Schools

- Thorverton Church of England Primary School
- Silverton Church of England Primary School
- Clyst Vale Community School
- Exeter Cathedral School
- Exeter School
- Maynards School
- Blundells School
- Exeter College (Ofsted rated outstanding)





**Ground Floor**

**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dia/8631091/DBN

## Floorplans

House internal area 1,456 sq ft (135 sq m)  
Garage internal area 414 sq ft (39 sq m)  
**Total internal area 1,870 sq ft (174 sq m)**  
For identification purposes only.

## Directions

EX5 5BQ

///What3words: yard.trickster.drives - brings you to the driveway

## General

**Local Authority:** Mid Devon District Council

**Tenure:** Freehold.

**Service Charge:** Court Barton Close is ran by a management company. There is an annual service charge of £310 per annum.

**Services:** Mains electricity, gas, water and drainage

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

**Council Tax:** Band E

**Parking:** Garage and two allocated parking spaces

**EPC Rating:** B

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

**Agents Note:** The vendor of this property is an employee of Strutt & Parker.

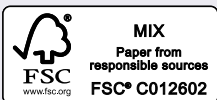
## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

**01392 215631**

[exeter@struttandparker.com](mailto:exeter@struttandparker.com)

[struttandparker.com](http://struttandparker.com)



@struttandparker

Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2025. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited