



9 Great Tree Park, Chagford, Devon

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9 Great Tree Park, Chagford, Devon TQ13 8JP

A spacious family home set in an exclusive development within the Dartmoor National Park, just two miles from popular Chagford

Chagford 2 miles, Okehampton 9 miles, Exeter 19 miles

Reception hall | Sitting room | Kitchen/dining room | Cloakroom | Principal bedroom with en suite shower room | Two further bedrooms, one with en suite | Family bathroom | Study | Garage Carport | South-facing garden | Access to approximately 18 acres of communal grounds | EPC: C

The property

9 Great Tree Park is a beautifully presented house in a highly sought after private estate that boasts magnificent open countryside views and 18 acres of communal formal gardens, meadowland, and woodland, just two miles from Chagford. The property has been recently redecorated throughout with works including a newly fitted kitchen. The house provides spacious, light-filled accommodation across three floors which has been designed to maximise views over the National Park.

On the ground floor, a reception hall leads through to a spacious sitting room at the rear that offers a feature fireplace and large French doors that open onto the beautiful rear garden. The kitchen/breakfast room lies adjacent and incorporates a range of modern base and wall mounted units and integrated appliances, as well as ample seating/dining space. This floor also benefits from a cloakroom. On the first floor, set off a large landing, there is an office/study, fitted with bespoke office units, and two generously sized bedrooms both with fitted wardrobes, and one with an en suite shower room. The bedrooms are served by a family bathroom with a bath and separate shower unit. Upstairs, the principal bedroom suite enjoys its own floor, an en suite shower room, a wealth of inbuilt storage, and a rear aspect providing far reaching views.

Outside

The entrance drive leads from the road through automatic, electrically operated entrance gates, to a paved parking and turning area. There is plenty of private parking provided by a garage and carport. A paved pathway leads up to the front door, flanked by gravel and shrubs. The pretty rear garden is primarily paved with an array of colourful shrubs to the border. The terrace is a beautiful spot for al fresco dining during the extended hours of summer sunlight afforded by the terrace's southerly aspect. At the bottom of the garden, a gate lies within the wrought iron railings and provides access to the communal gardens. With an array of lawn, orchards, meadows, and natural woodland, the communal grounds make up some 18 acres and provide a very special area of amenity land for the occupiers of the development. Key features include a secluded, typical Dartmoor valley, large granite boulders, two bubbling streams, and a peaceful wood.

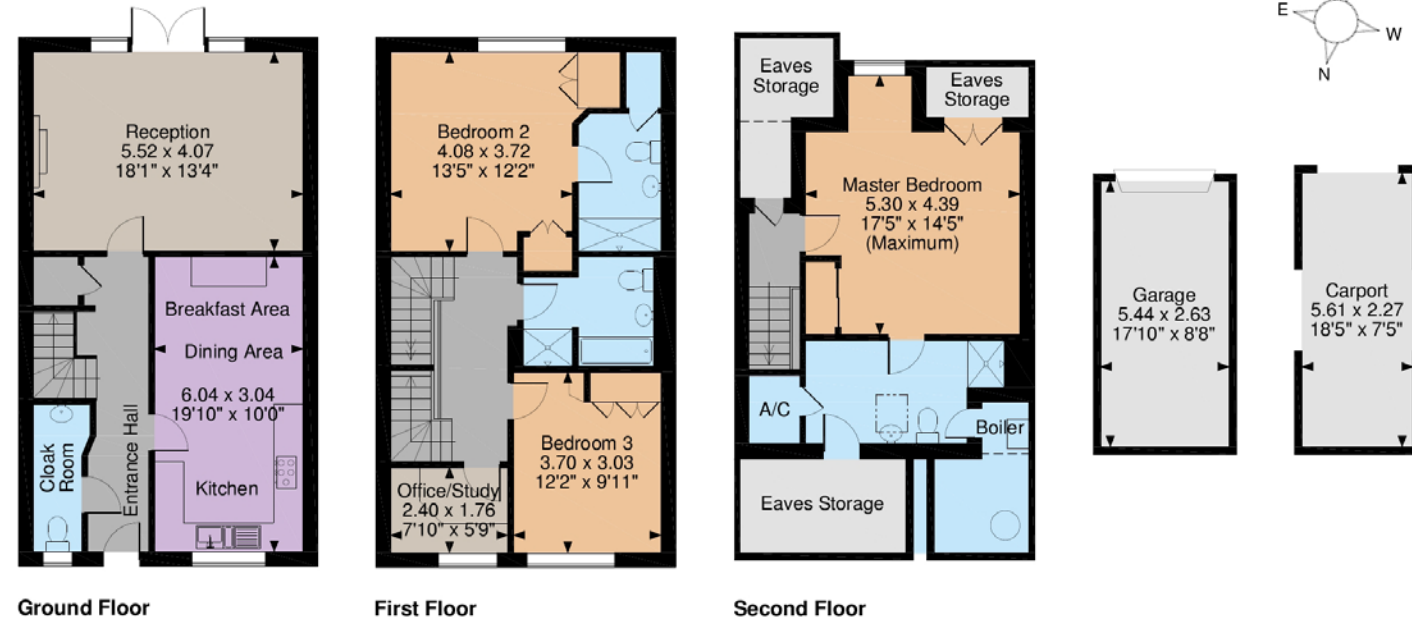
Location

The highly sought-after Great Tree Park development occupies an enviable woodland location on the eastern side of the Dartmoor National Park, just outside of the hugely popular town of Chagford. This part of moor is renowned for its magnificent scenery and offers a great number of fine walks, excellent opportunity for riding and various outdoor pursuits, together with cultural landmarks such as Castle Drogo. Chagford offers a wide range of amenities including churches, a primary school, Montessori nursery school, and a health and dental centre. There is also a wide range of shops including a delicatessen, ironmongers, wine merchant and a number of boutiques, plus a good selection of cafes, pubs and restaurants. The thriving city of Exeter is approximately 19 miles away and provides a wealth of retail, leisure, and cultural amenities including a theatre, museum, arts centre, a wealth of shopping and fine restaurants. There are good road links with the A30, just two miles away, providing a fast route to Exeter, North and South Devon and Cornwall.





Great Tree Park, Chagford, Newton Abbot
Main House internal area 1,590 sq ft (148 sq m)
Garage & Carport internal area 291 sq ft (27 sq m)
Total internal area 1,881 sq ft (175 sq m)



Directions

The postcode TQ13 8JP will take you to the property using a satellite navigation system.

General

Local Authority: West Devon Borough Council.

Services: Mains electricity, gas and water.

Gas central heating. Private shared drainage which we understand is compliant with current regulations.

Council Tax: Band F.

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £525,000

Exeter

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