



Banbury House

Bradninch, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A charming five bedroom house and detached annexe with far-reaching views and approx. 1.5 acres of pretty grounds

An impressive double-fronted period family home with detached annexe, offering generously-proportioned accommodation with use for multi-generational living, sensitively combining modern amenities with features including sash glazing, elegant neutral décor and some original fireplaces. Set in over 1.5 acres, the property is located in a sought-after small Duchy town, close to local amenities.



3 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



DRIVEWAY + GARAGE



1.5 ACRES



FREEHOLD



RURAL/VILLAGE



3,618 SQ FT



**GUIDE PRICE
£995,000**



The property

Banbury House is an attractive period family home offering more than 3,600 sq ft of light-filled flexible accommodation arranged over two floors. It sensitively combines modern amenities and quality fixtures and fittings with retained features including large sash glazing, elegant neutral décor and some original fireplaces. The ground floor accommodation flows from a welcoming through-reception hall, which leads to a rear passageway offering useful storage, a cloakroom, and access to the side and rear aspects. The living spaces include a characterful drawing room with window seating and feature fireplace housing a woodburning stove, and also a sitting room with a Morsø woodburning stove set within a feature fireplace, flanked on each side by bespoke storage units. At the heart of the home is a generous kitchen/dining room, showcasing beams, a striking angled wall, and flagstone flooring. It is fitted with a range of wall and base units, including a large central island, complementary work surfaces, an Aga, and modern integrated appliances. The dining area features another fireplace with a woodburning stove, space for

a good-sized table, and french doors opening to the front aspect. Additional doors lead to a walk-in pantry and the rear passage with further storage. On the first floor is the principal bedroom with fitted storage and en suite bathroom. There is an additional bedroom with feature angled wall, sink, fireplace and dressing room. Three further bedrooms, two with a sink and fireplace and the third with French doors to a rear terraces, together with a spacious family bathroom, complete the facilities. The detached annexe welcomes plenty of natural light and is ideal for use as multi-generational living or guests. It occupies fitted storage to the front, a sitting room with space for a dining table, a fitted kitchen, bathroom and a double bedroom with dual aspect.

Outside

The property is approached over a driveway providing parking and giving access to an outbuilding with garage, three further rooms and a 33 ft storage space. The gently-sloping front and the remaining wraparound gardens are laid mainly to sloping lawn bordered by well-stocked flower and shrub beds.



There are numerous seating areas, a vegetable garden with raised beds, a small orchard and paved terraces, ideal for entertaining and al fresco dining. The whole totals 1.53 acres and is screened by mature trees and enjoys panoramic views over surrounding countryside.

Location

Bradninch has a store with Post Office, an outstanding primary school, two pubs, a church and sporting clubs, including a cricket club. The small town has a strong community, hosting events such as Bradninch Music Festival, which is popular among locals. There are regular buses to nearby Cullompton and Exeter to the south, both offering a wider range of shopping, service, recreational, cultural and educational facilities. The surrounding countryside provides numerous rural pursuits, as well as the nearby Killerton House National Trust. Both Dartmoor and Exmoor National Parks are within a modest journey, as well as the north and south Devon coastlines and Blackdown Hills, a designated Area of Outstanding Natural Beauty, The M5 links Exeter to the south, with the A38 to Plymouth and A30 to Cornwall, whilst Bristol and London are to the north.

Distances

- Cullompton 2.6 miles
- M5 (jct 28) 3.2 miles
- Tiverton 8.7 miles
- Exeter Airport 9.0 miles
- Exeter 9.1 miles

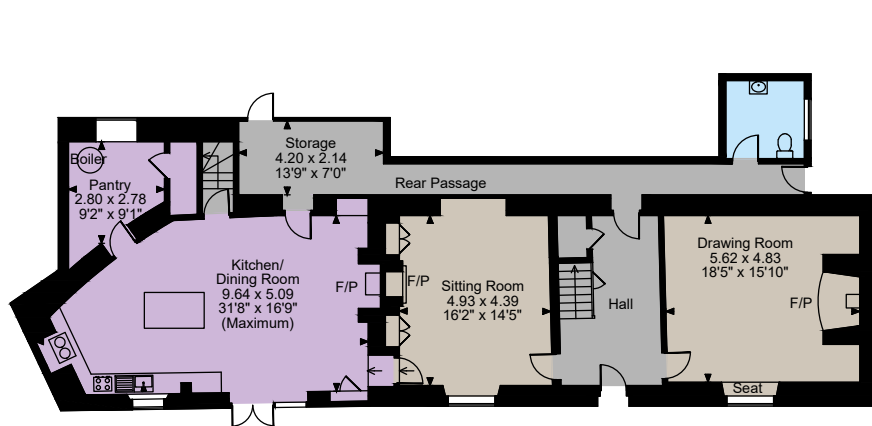
Nearby Stations

- Whimple
- Tiverton Parkway
- Exeter St Davids
- Exeter Central

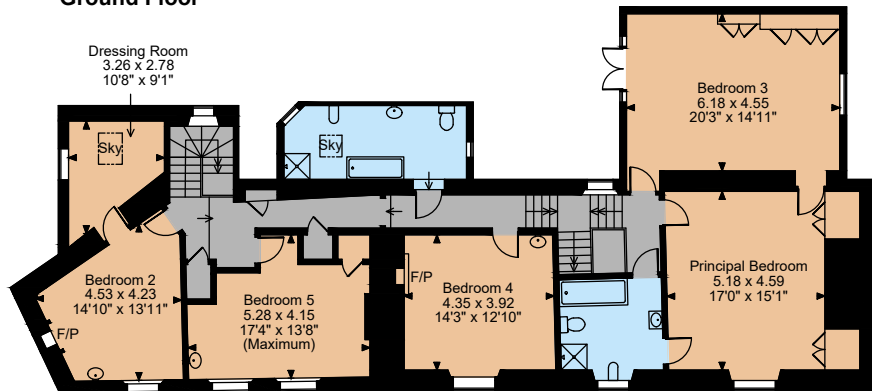
Nearby Schools

- The Duchy Primary School
- St. Andrews Primary School
- Cullompton Community College
- Blundells
- Exeter School
- The Maynard
- Exeter Cathedral School

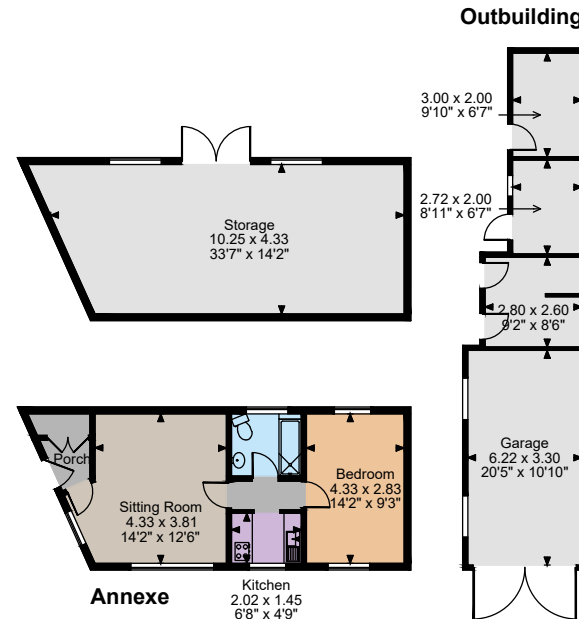
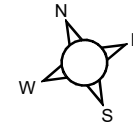




Ground Floor



First Floor



Annexe

Outbuilding

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/863555/SS

Floorplans

Main House internal area 3,618 sq ft (336 sq m)
 Garage internal area 221 sq ft (21 sq m)
 Outbuilding/Storage internal area 669 sq ft (62 sq m)
 Annexe internal area 463 sq ft (43 sq m)
 Total internal area 4,971 sq ft (462 sq m)
 For identification purposes only.

Directions

EX5 4QW
 what3words: ///ballroom.overheat.craftsman - brings you to the driveway

General

Local Authority: Mid Devon District Council
 Services: Mains gas, electricity, water and drainage
 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

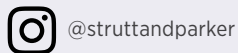
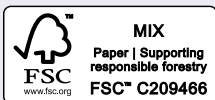
Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com
 struttandparker.com

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 March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



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

For the finer things in property.

