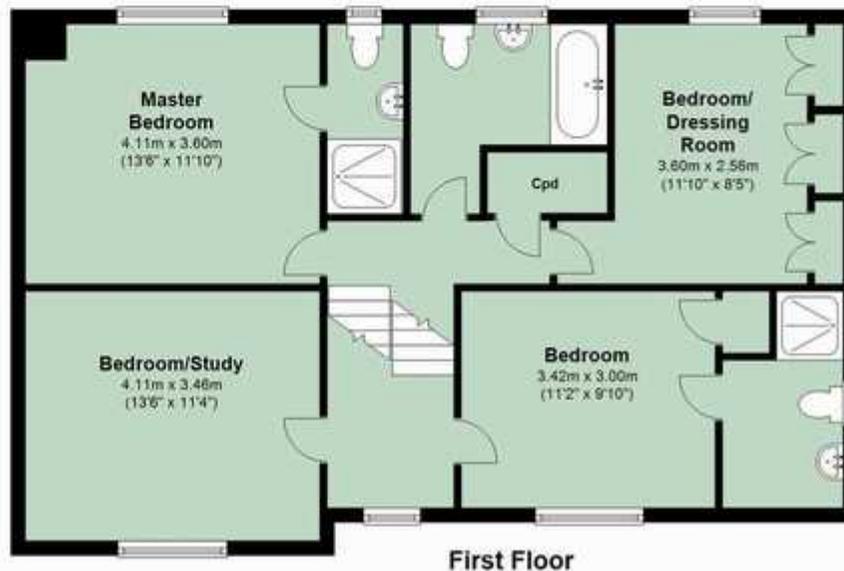


Chine House, 2 Manleys Lane, Dunkeswell, Honiton, EX14 4XQ



Floor plans for layout identification purposes only. Not to scale.

2 Manleys Lane, Dunkeswell



Total Area Approx 207.7sq 2235.6sq/ft

Enjoy village life in this spacious house with five bedrooms, three en suite shower rooms and a bathroom. Private garden, double garage and ample parking. Quick access to Honiton Station and the A30, A303 & A35 for commuting.

Chine House, 2 Manleys Lane, Dunkeswell, Honiton, Devon, EX14 4XQ

Offers In Region of £400,000

- Fast broadband, 73.45 Mb download speed
- Low maintenance, modern house
- Generous, well-presented accommodation
- 5 bedrooms, one downstairs with en suite
- Family bathroom and 3 en suite shower rooms
- Sitting room with fireplace and LPG stove
- Large dining room
- Private garden, a real sun trap
- Double garage and parking
- Excellent rural village for commuting

Energy Efficiency Rating		Energy Impact (CO ₂) Rating	
Current	Potential	Current	Potential
40	54	51	54

EU Directive 2002/91/EC

The Property

Are you looking for the 'Village Life' without the worry of maintaining an old cottage? Are you looking for light and spacious accommodation with plenty of space for family or guests? Do you want to be part of a friendly village community yet only a short drive from a lovely market town? Then look no further! Chine House could be just the property for you.

Built to a very high standard just over thirteen years ago, you are bound to be impressed with the workmanship that has been put into this lovely village house. The character of the thatched cottage appearance combines surprisingly well with how spacious, light and airy this property is.

The interesting split level ground floor with a hallway that runs from the front, straight through to the rear garden, opens to the lovely kitchen with its solid beech work surfaces, a Belfast sink, a superb gas fired range for the cook, and integrated appliances. For those of you that enjoy country walks with the children and the dog; the utility room offers a great space for a fridge freezer and laundry goods but also your welly boots and dog bed. The practical tiled floor runs from the front door through the kitchen, utility room and out to the back door which leads into the rear garden.

On the other side of the hall, a spacious dining room will offer you plenty of space for the family and guests and from here stairs lead up to the sitting room. Enjoy relaxing in this peaceful space which has windows front, back and to the side providing plenty of light. In the warmer summer days, leave the door open to the rear garden and when it is a little fresher in the winter, the gas fired stove provides a lovely warm glow and it is so much cleaner and easier than the hassle of logs!

Back across to the other side of the hallway, there is a cloakroom by the back door and a door leads into a ground floor bedroom which has it's own en-suite shower room. Stairs lead up to a half landing off of which are two bedrooms with lovely high ceilings, one of which has an en-suite shower room. When you step up to the final half landing, you will find the master bedroom, again with an en-suite and the final bedroom has been converted into a dressing room with plenty of built in wardrobes. The bathroom is also found up here completing the four bathrooms that this surprising property offers.

To the front of the house is a small garden with a path guiding you to the front door. To the side of the house you can park several vehicles on the drive that leads to the double garage. The rear garden is a very sheltered space where you will feel private and secluded and sheltered from the wind. The garden is mostly laid to lawn, with a small patio area, surrounded by an established range of flowering plants and shrubs. A path leads up to the upper garden terrace from where there are some lovely views across the valley to the wooded hills beyond. This is a superb property that you really need to view and it couldn't be easier to get to as it is just a fifteen minute drive from the thriving market town of Honiton.



Services: Mains electricity, water and drainage. LPG connected. High speed broadband.

Council Tax: Band F

Enquiries: Please contact Cullompton office on 01884 32100 or email: cullompton@seddons.com

Energy Performance Certificate (EPC): Seddons have a full EPC for this property, available on request or via the internet.

Mortgage required: Contact Graham Land at Seddons Financial on 01884 33677 or graham.land@seddons.com

Lettings: Buying an investment? Contact Seddons Lettings on 01884 32100 or cullomptonlettings@seddons.com for advice on rents and property management.

Directions: From the High Street in Honiton, head in the Axminster direction, turning left at the mini roundabout. Cross the A30 and then turn left signed Dunkeswell and proceed for 4.5 miles straight through Wolford Cross and on to Dunkeswell. Follow the road passing the garage on your right and then bear left and drop down into the 'Old Village'. Chine House lies a short way up the hill on the left with the parking before the property. From Junction 28 of the M5, head towards Honiton on the A373 for just over 5 miles and take the left turn to 'Broadhembury 1'. On reaching Broadhembury, turn right, passing the war memorial on your right and continue out of the village for 2.7 miles to Wolford Cross. Turn left to Dunkeswell and then proceed as above.



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Whilst every attempt is made to ensure our sales particulars are Fair, accurate and reliable, they are only a general guide to the property.

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