



Ogwell

- Superb Extended Family Home
- 4 Bedrooms (master en suite)
- 2 Excellent Reception Rooms
- Lovely Conservatory
- Open Plan Kitchen / Diner
- Large Private Plot
- Carport & Garage Parking
- Semi Rural Location

Asking Price:
£350,000
Freehold

1 Canada Hill, Ogwell, Newton Abbot, TQ12 6AF - Draft

A first class example of a mature family home with a large attractive plot and an immaculate and well-planned interior. The property is situated in a desirable semi-rural location yet is only around a mile from Newton Abbot's busy town centre with its comprehensive range of amenities and mainline railway station. The picturesque village of East Ogwell with its church and popular inn are within easy reach and there is also a nearby primary school.

The Accommodation

Cleverly extended and remodelled by the current owners the property has much to offer. The ground floor is impressive and has an open porch with the original front door and twin side panels with the coloured leaded glazing still in situ. The reception hallway has a reception room either side, there is a large double aspect lounge with wood burner and a separate sitting room with bay window and open fireplace. The original kitchen and dining room have now been combined to provide a fashionable open space with modern cabinets and room for a family size dining table. Off the kitchen / diner is a rear lobby / utility space and a lovely double glazed conservatory with doors to the rear garden and a tiled floor.

The first floor offers a choice of four double bedrooms - the master with en suite shower and a family bathroom with smart modern white suite. The first floor landing is particularly spacious and has been remodelled to incorporate one of the houses original bedrooms and has a window overlooking the front and providing plenty of natural light.

Gardens

The gardens are a real treat, the rear with large areas of lawn, planted beds, gravelled areas, a tucked away pond and timber deck. A vegetable plot offers a touch of 'the good life'.

Parking

To the rear there is a double car port and a detached garage.

Ground Floor

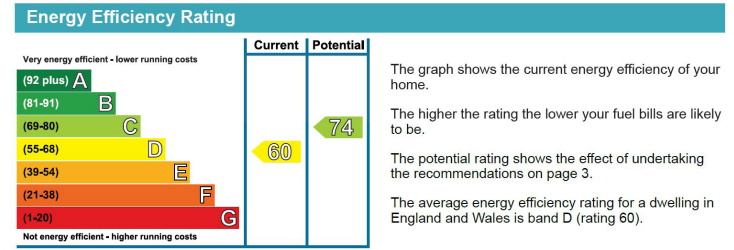
Open Porch	
Entrance Hallway	
Lounge	19' 1" (5.82m) x 14' 1" (4.3m)
Sitting Room	16' 10" (5.12m) into bay x 11' 11" (3.63m)
Kitchen / Diner	16' 9" (5.1m) x 12' 0" (3.65m)
Conservatory	11' 4" (3.45m) x 11' 0" (3.35m)
Utility	6' 7" (2m) x 5' 6" (1.68m)

First Floor

First Floor Landing	
Bedroom One	11' 0" (3.35m) x 11' 3" (3.42m)
En Suite Shower	
Bedroom Two	16' 11" (5.15m) into bay x 12' 0" (3.66m)
Bedroom Three	12' 2" (3.7m) x 10' 10" (3.3m)
Bedroom Four	10' 8" (3.24m) x 7' 8" (2.34m)
Bathroom	

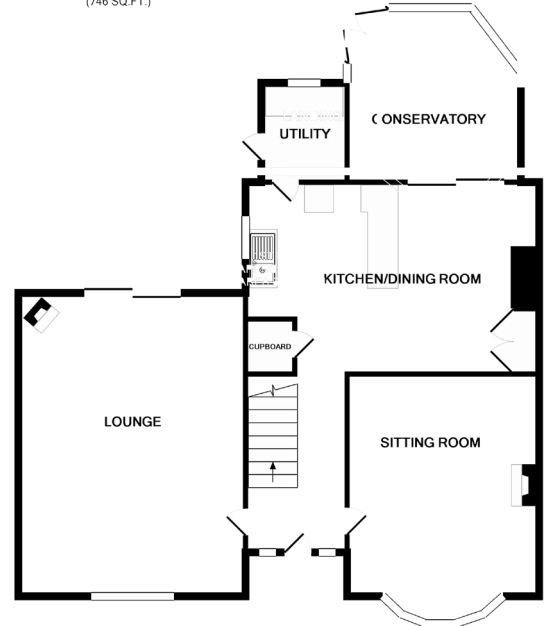
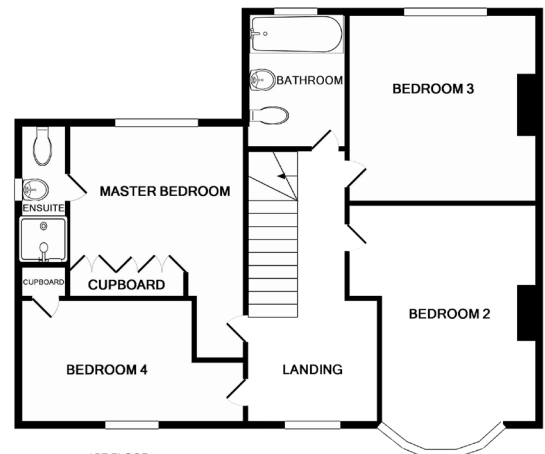
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ENERGY PERFORMANCE RATING



FLOOR PLANS

For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 150.7 SQ.M. (1622 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Notes

Tenure

Freehold

Services

Oil Fired Central Heating. Mains Electricity. Mains Water. Mains Drainage.

Local Authority

Teignbridge District Council

Council Tax

Band C

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Newton Abbot take the A381 Totnes Road. At the Ogwell Cross roundabout take the third exit into Ogwell Road. Follow the road straight ahead and the road will start to rise up the hill. The property can be found on the left hand side.