



# THE ORCHARD

BRAMPFORD SPEKE, NR EXETER, EX5 5HW | Guide £825,000



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“ A lovely family home in a private cul de sac, on the edge of this quintessential thriving Devon village ”.





# Pippins

2, The Orchard, Brampford Speke, Exeter

## Guide £825,000

Pippins is a substantial and extended five bedroom family home, with beautiful mature gardens, in an exclusive private development of just three homes. It is approached over a shared private drive of just 3 properties. Situated on the fringe of the thriving village of Brampford Speke, just 4 miles north of Exeter.

This well presented property overlooks adjoining fields to the rear. It has been in the same ownership since the current owners commissioned it to be constructed in the 1980's and it has been a fabulous family home. It is well positioned in its plot and has stunning gardens to four sides and an outside entertaining area, together with an enclosed outside heated pool area to the side.

The entrance hallway with cloakroom leads onto a dining hall and onwards to a useful home office/study overlooking the gardens. A fully integrated Kitchen/Breakfast Room with breakfast bar opens onto an adjoining family room, with wood burning stove, allowing for open plan living. To the kitchen is an adjoining utility area cum pantry. A separate triple aspect drawing room overlooks the delightful gardens. There is a useful ground floor fifth bedroom with an en-suite shower on the ground floor, which could be ideal for a dependant relative. Equally, this versatile room is an ideal changing room for the pool area, if required. A useful utility room could also be adapted a second kitchen area if required. Access to the large garage is internal.

On the first floor there are four further bedrooms with the principal room having a whole of wall run of wardrobes. There is a four piece family bathroom with bath and separate shower.

### Outside

A particular feature of this property is the well-tended and well stocked mature gardens. A large side patio bordered provides a lovely setting for alfresco dining with a backdrop of open fields. To the side of the property is an enclosed outdoor heated swimming pool with sunbathing and further entertaining terrace. At the front of the property there is ample parking for at least four cars and a large garage with power and electric roller doors.











### Location

Brampford Speke which occupies an elevated position on the western side of the beautiful River Exe valley. The village has an active community, a highly regarded primary school and an excellent Pub, The Agricultural Inn, all within walking distance. It is surrounded by some of Devon's most beautiful and unspoilt countryside with numerous foot and bridle paths from the village offering wonderful walks along the River Exe. The village is readily accessible to the University of Exeter, Exeter St David's mainline railway station (which provides regular services to London Paddington in just over two hours), and the Royal Devon & Exeter Hospital. Exeter International Airport provides both domestic and international flights throughout the year. There are numerous state and private schools in the area including Queen Elizabeth Community College at Crediton, The Exeter School and The Maynard School in Exeter, and also Blundell's School in Tiverton. Many beautiful seaside villages with their own unique beaches are within easy driving distance with multiple watersport's facilities.

### Directions

From Exeter centre, proceed north along Cowley Bridge Road, then turn left at the roundabout onto the A377 Crediton Road. After crossing the second bridge, take the first right, signposted to Upton Pyne and Brampford Speke. Continue up the hill and after approximately 1 mile, turn right, signposted Brampford Speke. Follow the lane into the village, passing the church on your right and The Agricultural Inn public house on your left. Shortly after and opposite the Primary School take a left into Sandy lane and left again into The Orchard. Pippins is the second property on the right hand side.

- 5  bedrooms
- 2  bathrooms
- 3  receptions
- 4  car spaces

**Local Authority: East Devon District Council**

**Council Tax Band: F**

**Tenure: Freehold**

**Heating: Oil Fired Central Heating**

**Services: Mains water and drainage**

**Energy Efficiency Rating: D**









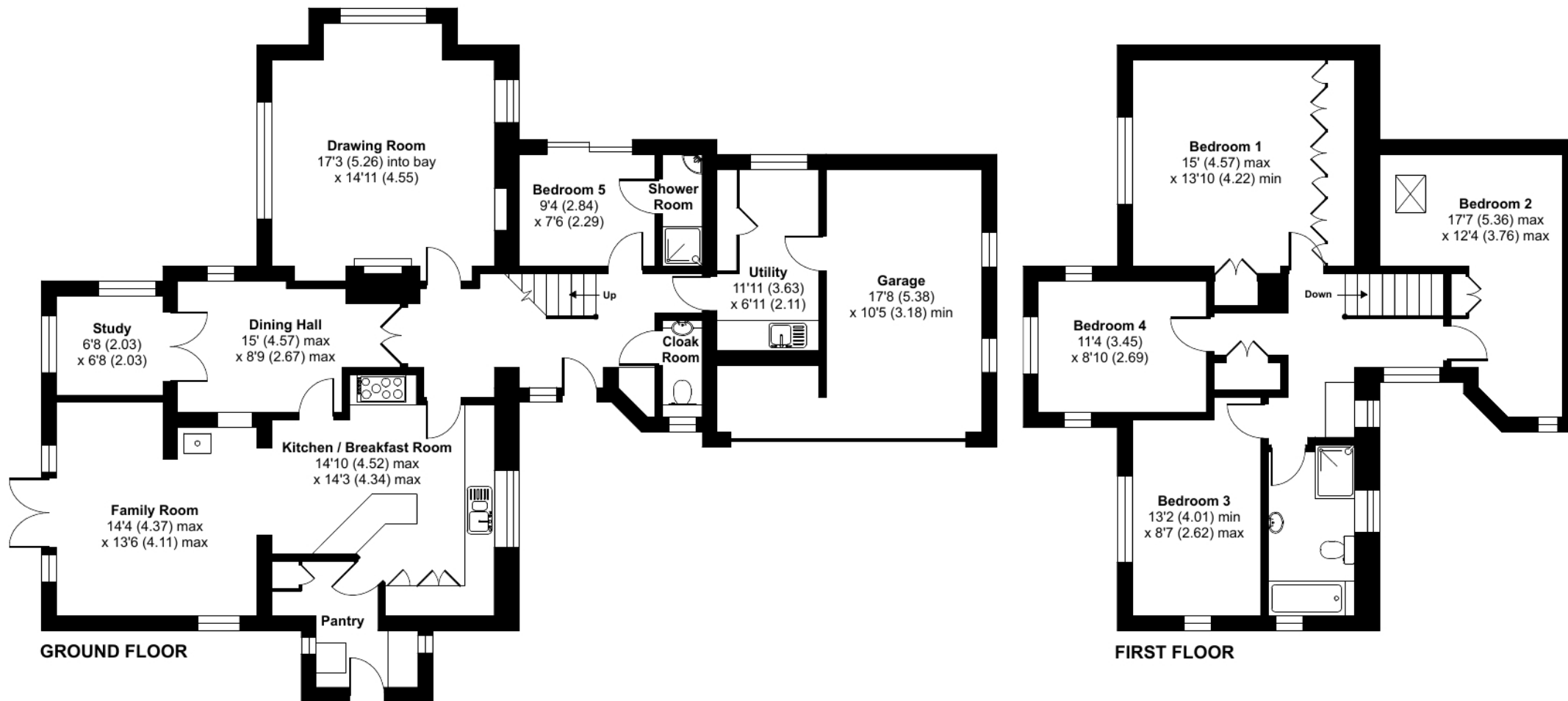
# The Orchard, Brampford Speke, Exeter, EX5

Approximate Area = 2088 sq ft / 193.9 sq m

Garage = 218 sq ft / 20.3 sq m

Total = 2306 sq ft / 214.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2023. Produced for Robert Williams Ltd. REF: 991328







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.