



Smithay Meadows, Christow, EX6 7LU

£425,000

A spacious three bedroom detached home set on a corner plot in a quiet cul-de-sac in the sought after village of Christow. The property offers flexible living accommodation including a large sitting room, sunroom, dining room, double garage, parking for three cars, and generous gardens with far-reaching countryside views.

Winkworth

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Ground Floor

The property is entered through an enclosed porch which leads into a central hallway with cloakroom and stairs rising to first floor. The generous sitting room spans over 23 ft in length and features a fireplace, dual aspect windows, and French doors leading to the sunroom which opens onto the private rear garden. The dining room adjoins both the kitchen and sitting room, creating a natural flow for entertaining. The kitchen is fitted with a range of wall and base units and opens to a practical laundry room with access to the rear and directly into the double garage.

Outside

The property is tucked away in a quiet part of the cul-de-sac and occupies a generous corner plot with gardens wrapping around the side and rear. The rear garden is mainly laid to lawn with mature planting and a seating terrace, offering privacy and space for outdoor enjoyment. A driveway provides parking for three vehicles and leads to the integral double garage. Over the garage, there is great loft space with potential for home office or further bedroom, subject to relevant planning consent.

First Floor

The principal bedroom is a superb size and includes fitted storage together with an en suite shower room. There are two further bedrooms, one double and one single, served by the family bathroom. The main bedroom is dual aspect and enjoys attractive and far reaching countryside views. A landing airing cupboard provides useful storage.

Situation

Smithay Meadows is a small cul-de-sac in Christow, a popular Teign Valley village on the edge of Dartmoor National Park. The village offers a community shop and post office, primary school, pub, doctors' surgery and village hall. Exeter is within easy reach, providing extensive facilities, rail links, and access to the M5 and A30.



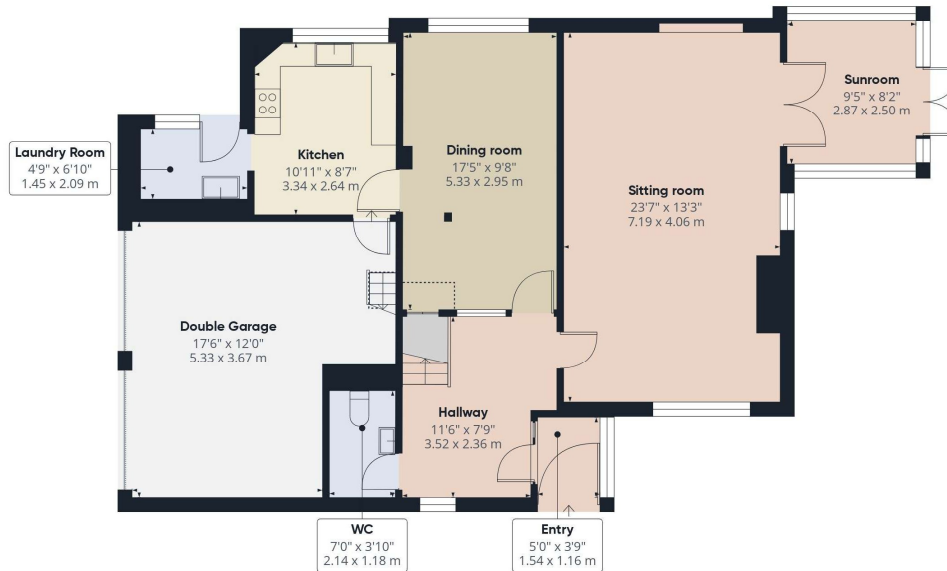
At a Glance:

Detached Home with Double Garage
 Principle Bedroom with Ensuite
 Double Bedroom & Single Bedroom
 Upstairs Bathroom & Downstairs Cloakroom
 Two Reception Rooms & Sunroom
 Laundry Room
 Garden with breathtaking rural outlooks stretching to the horizon.

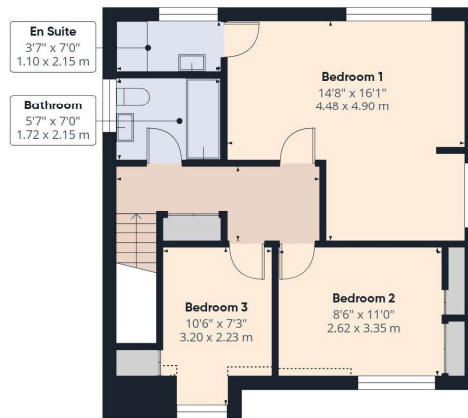
PROPERTY INFORMATION:

Freehold
 Council tax Band: E
 Mains: Electric, Water and Drainage.

 Broadband: Superfast broadband available
 Mobile Signal: Variable coverage with certain providers
 Local Authority: Teignbridge District Council
 Flood Risk: Low



Ground



Floor 1

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