

White Oaks Higher Marley Road, Exmouth, EX8 5DT
Offers in the region of £625,000

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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"

White Oaks Higher Marley Road, Exmouth, EX8 5DT

It is our pleasure to offer this fine established well maintained family home to the market for the first time in over three decades. Located in this most sought after area with long gated driveway on a good size plot cushioned by magnificent well tendered and loved gardens ** this is a property with outstanding potential being centrally located within this private significant plot with excellent scope for extension or redevelopment ** there is a further detached outbuilding currently used as a very large workshop with many possibilities as it is accessible via a potential independent driveway if required ** Alternatively this property would suit the growing family who seek a very large glorious garden ** Please contact us on 01395 720022 for further information ** find our offices on the main Budleigh Salterton High Street next door to Tesco’s express **







GENERAL DESCRIPTION

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VIEWING ARRANGEMENTS

Please register your interest in viewing this property via calling us on 01395 720022 or email sarah@sarah-dunn.co.uk.

LOCATION

Higher Marley Road is a most desirable location with a rural feel surrounded by open countryside and forestry. Situated on the fringes of Exmouth cushioning the beautiful Woodbury common with ease of access to the pretty traditional Town of Budleigh Salterton many other small traditional hamlets and villages and within easy driving reach of the Cathedral City of Exeter plus the M5 motorway and Exeter Airport. Located on this completely private plot with a beautiful open expanse of sky this location offers all the benefits of living a rural lifestyle however in both directions all amenities are very close by.



LOCATION

Set in an easily accessible and prestigious location within close proximity of Exmouth's wonderful Sandy beach in the popular town of Exmouth. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian architecture and a bustling centre. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exmouth has also recently enjoyed the benefit of a brand new Marks & Spencer's food hall. There is top quality water sports such as wind surfing and kite surfing and fantastic routes for cycling and walking. The town has a two mile sandy beach and popular marina as well as a train station with a direct line to Exeter and Exeter also enjoys access to a scheduled airline. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only eleven miles away with the M5 motorway located approximately five miles away.



OUTSTANDING PRIVATE GARDENS

The significant outstanding plot " White Oaks" enjoys has to be one of the properties main attributes. The property is centrally located within the grounds with an expanse of gardens cushioning the property from all sides consequently giving exceptional opportunities to extend the existing dwelling. The large workshop is located at the very rear of the plot with a driveway leading directly to the workshop via the side of the house, this gives the option of creating an independent access to the current workshop if desired which is ripe for conversion in may forms (subject to all planning and building regulations). The gardens were the previous owner of over three decades passion and were created designed and maintained to an exceptionally high standard throughout those decades, The garden is a true and charming pandora's box with too many treasures to mention. Predominantly laid to lawn with mature well stocked herbaceous borders boasting a huge variety of shrubs mature trees and flowering shrubs. There is an organic pond which is fully stocked and so very pretty ! To the front and side are long private gated driveways with a turning space however there is huge possibilities to create a larger driveway if required, To the side and rear are further gardens some of which have been nurtured as wild garden areas which have been managed to encourage and protect the natural wildlife, There are two magnificent oak trees situated at the rear. The delightful gardens are a true legacy of the previous owner and really have to be viewed to be fully appreciated.

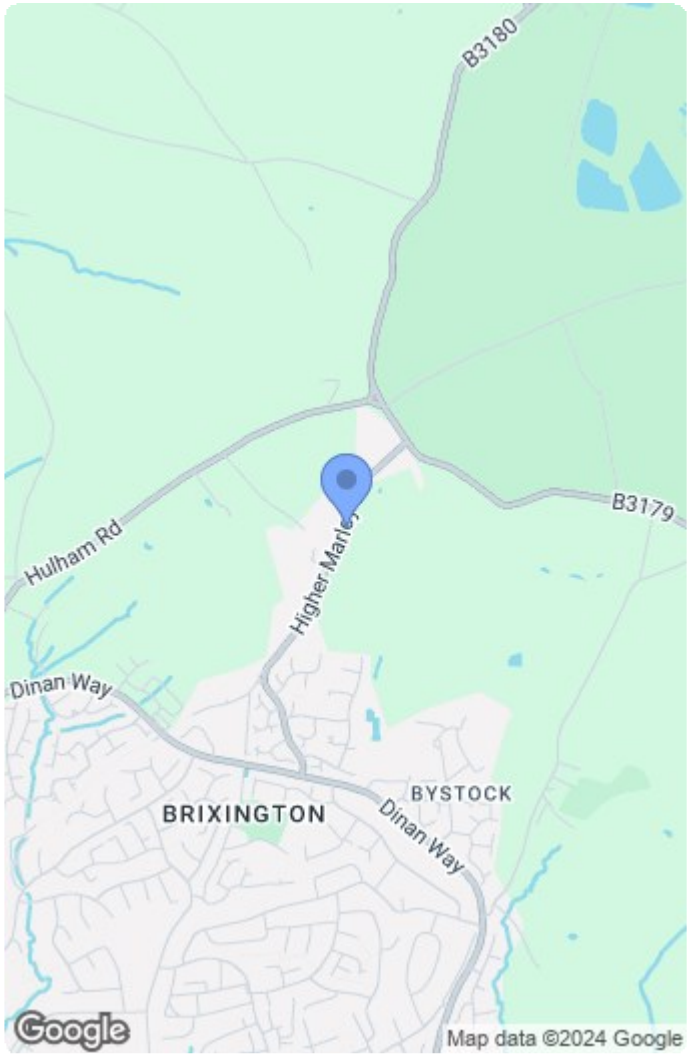


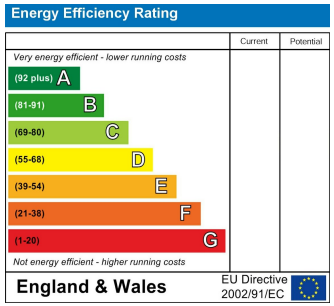


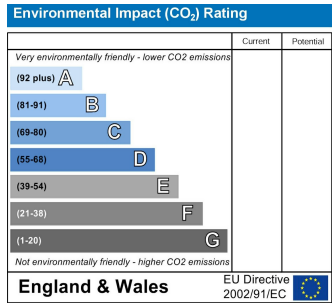












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