



King Alfred Way, Sidmouth, EX10 0DG

Sidmouth

Guide Price
£500,000

Situation

Set on the edge of the popular East Devon village of Newton Poppleford this spectacular family home offers all of the modern comforts you would expect from an award winning development and is perfectly located to make the most of the coast and countryside.

The village is well-served with a variety of local amenities, including a village shop, post office, pubs, a restaurant, hairdresser, and a church. Families benefit from educational facilities such as a highly regarded primary school (rated Ofsted: Outstanding) and a local preschool.

Surrounded by picturesque countryside, the area offers numerous footpaths ideal for walkers, with Harpford Common and Aylesbeare Common nearby—both popular for walking, cycling, and horse riding. These commons connect to the wider expanse of Woodbury Common, providing extensive opportunities to enjoy the outdoors.

Just five miles away, the charming coastal town of Sidmouth is known for its scenic seafront, popular annual folk festival, and a wide selection of shops, including a Waitrose supermarket.

The cathedral city of Exeter lies approximately 12 miles away and offers a comprehensive range of cultural, educational, and commercial facilities, as well as mainline rail services to London Paddington in around two hours. For air travel, Exeter International Airport is conveniently located about 6.5 miles from the village, while Bristol Airport is approximately 75 miles away, both offering flights to domestic and international destinations.

The area is also well-regarded for its educational choices, with both state and independent schools available in Sidmouth and Exeter, including the highly acclaimed Colyton Grammar School and several prestigious independent schools.



Accommodation - Step through the front door into a warm and welcoming hallway, thoughtfully designed with space for coats and boots—an ideal entrance for busy family life or country living. From here, you're drawn into the heart of the home: a stunning open-plan kitchen, dining, and living area that effortlessly blends style and comfort. A contemporary gas fired wood burner adds a cosy focal point, perfect for relaxing evenings, while the beautifully appointed kitchen features a range of sleek base and wall units, with a stylish peninsula that naturally connects into the dining area. French doors open onto an enclosed, sunny terrace, perfect for alfresco dining and entertaining during the summer. Throughout the downstairs Kitchen/Living Space there is electric underfloor heating, creating a warm, cozy space through the winter.

A useful utility cupboard is neatly built under the stairs, providing space and plumbing for a washing machine and tumble dryer. At the end of the hallway, a stylishly finished downstairs bathroom features contemporary tiling, a panelled bath with shower over, vanity unit, and W/C. Also on the ground floor is Bedroom 4, which can alternatively serve as a study—a generously sized room with a window overlooking the terrace. Upstairs, the property really impresses with a spectacular living space. Vaulted ceilings and expansive windows create a bright, airy atmosphere, while French doors open directly into the garden, seamlessly blending indoor and outdoor living.

The landing leads to the remaining bedrooms and a contemporary family shower room. The principal bedroom is a spacious double, featuring built-in storage, a stylish en-suite bathroom, and a Juliette balcony offering views to the front. Two further double bedrooms are located along the landing, both well-proportioned and filled with natural light. A separate family shower room, finished to a high standard, serves these rooms—ideal for family living or visiting guests.



Outside

The gardens are thoughtfully arranged across two distinct areas, connected by an external staircase. To the side of the property, a beautifully paved garden features a tiled sun terrace—perfect for relaxing or entertaining—surrounded by well-stocked plant borders and enclosed by timber fencing for privacy. The rear garden enjoys a sunny, southerly aspect and is mainly laid to lawn, offering a tranquil setting with picturesque views over the adjoining countryside.

To the front of the property, a tarmacked driveway provides convenient off-road parking for two vehicles and leads directly to an attached single garage, offering additional storage or secure parking.

Material Information

Tenure: Freehold. Mains services connected: Electric, gas, water and drainage. Electric Underfloor heating in the downstairs Kitchen-Living space.

Council Tax Band F with East Devon District Council.

Broadband: Standard, Superfast and Ultrafast are all available, with speeds of up to 1800 mbps. Network: Providers available include O2, Three, Vodafone and EE

Management Fee: A management fee for the shared areas for the year is £252 per annum.

Flood Risk: Surface water, rivers and sea all very low risk

Parking: Driveway parking and single garage

