

Oakhurst







Oakhurst, 115 Whitchurch Road

Whitchurch, Tavistock, Devon, PL19 9BQ

Open Moorland (Whitchurch Down) 500 yards • Pub 0.5 miles • Shop/Post Office 0.5 miles • Town Centre 0.75 mile • Plymouth 14 miles • Exeter 40 miles

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With no onward chain, a magnificent, high-quality Victorian villa of over 4,609 sq.ft plus a separate annexe, set amongst sizeable, private and colourful gardens, in a highly sought-after location close to open moorland, 0.9 acres in all.

- Unlisted Victorian Villa of Impressive Stature and Design
- 4,609 sq.ft of High-quality Accommodation
- Five Bedrooms, Three Elegant Receptions
- Thoroughly Upgraded and Superbly Maintained
- Colourful, Southwest-facing Plot of 0.9 Acres
- Bright and Stylish Self-contained Annexe
- Sweeping Driveway and Double Garage
- Desirable Location Close to Town and Moorland
- Freehold, Council Tax Band: G
- EPC Band: D (Main House) & C (The Annexe)

Guide Price £1,250,000

Stags Tavistock

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SITUATION

This substantial period home is situated within an extremely well-regarded and hugely convenient area on the southeastern outskirts of Tavistock, within close proximity of local amenities and facilities, including a pub, shop/post office and sought-after local primary school, all within around half a mile. There is also direct access to Whitchurch Down within about 500 yards, leading on to the full expanse of Dartmoor National Park, making the house an ideal prospect for those who enjoy an outdoors-oriented lifestyle.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century, and forming part of a designated UNESCO World Heritage Site. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly, whilst the largely 19th-century town centre, which is only 3/4 of a mile away, is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. Plymouth is 15 miles to the south, and Exeter lies 40 miles to the northeast, providing rail and motorway connections to London and the rest of the UK, and an international airport.

DESCRIPTION

This magnificent, detached late-Victorian villa dates from the 1890s and is of classical design and proportions, characterised by bright and spacious rooms with high ceilings and tall windows, arranged in a traditional, bay-fronted, four-square layout, extending to some 4,609 sq.ft in all. The property has been a much-loved home to our client for the past eight and a half years, during which time it has undergone a significant programme of high-specification refurbishment and improvement, both internally and externally, whilst preserving the building's original character, resulting in a hugely impressive town residence of exceptional contemporary comfort and quality, rich in period detail and prestige. Externally, the house is surrounded by large, beautifully maintained gardens which face southwest and offer colour, privacy and shelter, with the plot extending to approximately 0.9 acres in all, also containing a double garage with a high-quality annexe over. This is a standout home in one of Tavistock's most desirable locations, which should appeal strongly to those with an interest in, and a keen appreciation of, character or period homes, and those seeking a statement home in good grounds, within easy reach of the town.

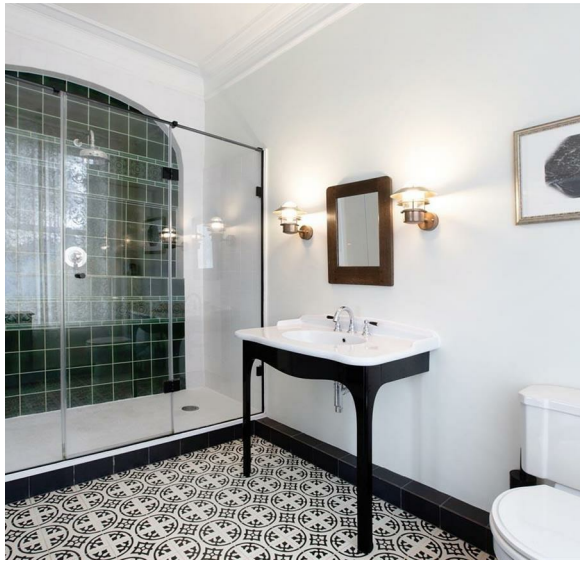
ACCOMMODATION

Throughout the house, alongside the modern fixtures and fittings such as new cast iron radiators, there is an extensive array of original period features, including coved ceilings and decorative mouldings, picture rails, panelled doors with detailed architraves and copper and brass finger plates, original fireplaces in each of the reception rooms, two with marble surrounds, wall panelling, high skirtings, original cupboards, oak flooring, and the ornate central staircase with decorative newel posts. The house is principally accessed via a substantial, custom-made Accoya wood entrance door into an elegant reception hall.













From here, the ground floor can be summarised as follows: an attractive dining room featuring a seated, curved bay window; a bay-fronted sitting room with a door to the gardens; a bay-fronted drawing/music room, overlooking the front garden; the beautifully appointed kitchen/breakfast room; a matching utility room with an under-stair larder cupboard, and; a cloakroom with original, Victorian high-flush WC and wash basin. The kitchen is equipped with a comprehensive range of glass-fronted cabinets and low-level cupboards with Caesarstone quartz worktops, incorporating a Belfast sink with drainer grooves, plus a matching dresser unit, a full-height corner pantry cupboard, carousel corner units and a pull-out spice rack. Integrated appliances include a Siemens oven, multifunction induction hob and dishwasher, a Caple extractor hood, and an American-style LG fridge-freezer.

On the half-landing are a family bathroom with both an oval bath and fully-tiled open shower enclosure, and a WC with original Victorian sanitaryware. The galleried full landing then serves four classically generous double bedrooms, including one currently utilised as a study/library, and the bay-fronted master suite with an elegant en-suite shower room and walk-in dressing room. Finally, on the second floor is a playroom/reading area with access to eaves storage, plus a versatile fifth bedroom which could serve as an office or other ancillary purpose.

THE ANNEXE

Adjacent to the house, the self-contained annexe is bright and modern, and comprises: an entrance hall; a flexible gym/office or potential second bedroom; an open-plan living room with two sets of bi-fold doors to the garden, and a selection of kitchen units with a Lavanto composite sink; a double bedroom, and; a separate bathroom with a shower over the bath.

OUTSIDE

A sweeping tarmac driveway leads to a very large parking area and the double garage with power and lighting, and there is ramped access to the rear garden for machinery. The superbly maintained and well-established gardens are planted with a wide variety of specimen trees and flowering shrubs providing year-round colour and interest, including oak, monkey puzzle, purple-leaved plum, variegated holly, cherry and weeping willow-leaved pear trees, plus Japanese acers, and extensive roses and rhododendrons. The 0.9-acre plot comprises a sunken front badminton lawn, a rear courtyard with an outdoor boot room and garden room, a sizeable rear lawn and a particularly attractive, brick-built seating area and pond beneath a clematis-covered pergola, repurposed from an original Victorian greenhouse.

SERVICES

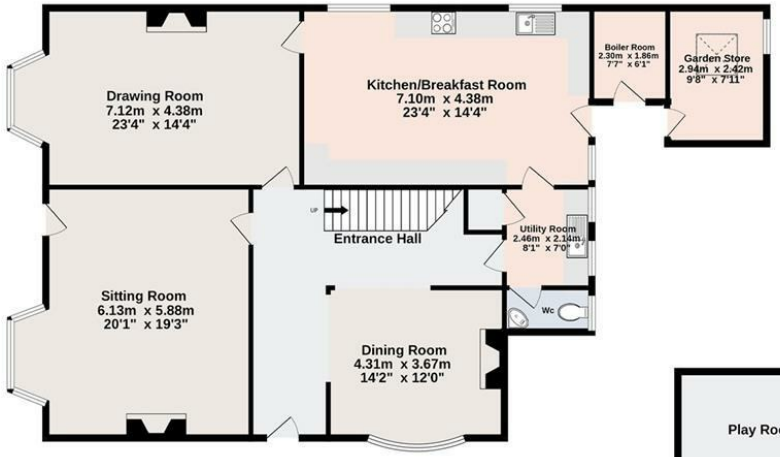
All mains services. Gas-fired central heating (separate boilers for the house and annexe), underfloor heating in the kitchen and both bathrooms. Ultrafast broadband is available. Full mobile coverage (source: Ofcom online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWING AND DIRECTIONS

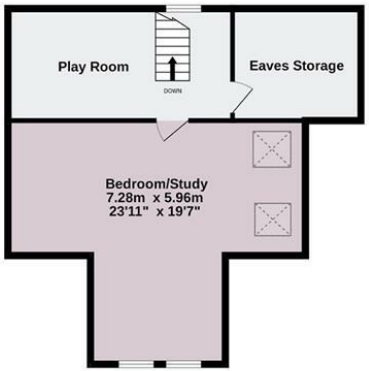
Viewing is strictly by appointment with the vendors' sole agents, Stags. The What3Words reference is ///woods.repeating.views. For detailed directions, please contact the office.

TOTAL FLOOR AREA : 428.2 sq.m. (4609 sq.ft.) approx.

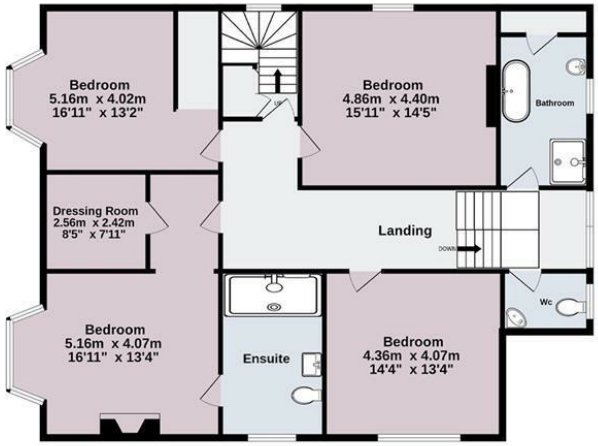
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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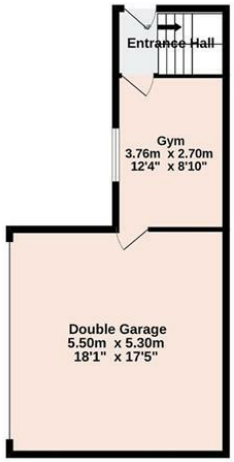
Ground Floor
147.8 sq.m. (1591 sq.ft.) approx.



2nd Floor
56.5 sq.m. (608 sq.ft.) approx.



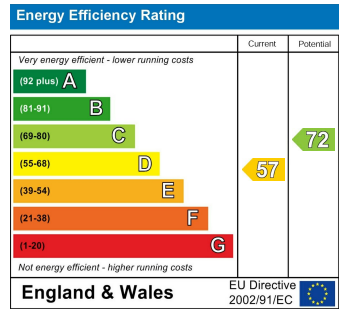
1st Floor
137.1 sq.m. (1476 sq.ft.) approx.



Annex Ground Floor
43.7 sq.m. (471 sq.ft.) approx.



Annex 1st Floor
43.1 sq.m. (464 sq.ft.) approx.



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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