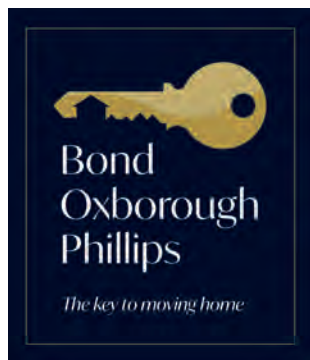




# Simmons View Dunsford EX6 7AY



**Guide Price - £800,000**



# Simmons View Dunsford, EX6 7AY.

A Stunning Contemporary Devon Residence Offering Exceptional Space, Luxury Finishes, Four Bedrooms And Breathtaking Countryside Views In A Peaceful Village Setting...



- Contemporary Detached Residence
- Stunning Countryside Views
- Four Double Bedrooms
- Principal Bedroom With Ensuite
- Exceptional Open Plan Kitchen
- Spacious Family Accommodation
- Separate Utility Room
- Multiple Reception Spaces
- Large Private Rear Garden
- Extensive Driveway Parking
- Sought After Dunsford Location
- Council Tax Band - TBC
- EPC -TBC



Nestled within a picturesque rural setting on the edge of the highly sought after village of Dunsford, Simmons View is an exceptional contemporary home offering an outstanding combination of modern design, premium finishes and breathtaking countryside surroundings. Built to an exacting standard, this impressive detached home provides a rare opportunity to enjoy a luxurious Devon lifestyle, combining generous family accommodation with a peaceful and private setting.

Approached via a spacious gravelled driveway, Simmons View immediately creates a striking first impression. The attractive contemporary architecture, complemented by natural timber detailing and clean modern lines, gives the property a distinctive and elegant appearance. The extensive parking area provides excellent practicality for multiple vehicles, while the surrounding gardens and rural outlook create a wonderful sense of arrival.

Internally, the property has been thoughtfully designed to provide a flexible and beautifully presented family home. The ground floor offers a superb range of living spaces, including a comfortable living room, a separate reception room which could be utilised as a snug, family room, playroom or home office, and an impressive open plan kitchen and dining area forming the true centrepiece of the home.

The stunning kitchen has been finished to an exceptional standard, featuring contemporary cabinetry, premium work surfaces, integrated appliances and a generous island unit. Designed perfectly for modern living and entertaining, the open plan layout allows dining and relaxation areas to flow seamlessly together, while large glazed openings frame the exceptional countryside views and flood the space with natural light.

A separate utility room provides additional functionality, offering valuable storage and space for household appliances while maintaining the immaculate presentation of the main living areas.

The first floor continues to impress, offering four generously proportioned double bedrooms, ensuring excellent flexibility for families, guests or those requiring additional workspace. The principal bedroom and bedroom two both benefit from their own stylish en-suite shower rooms, while the remaining bedrooms are served by a contemporary family bathroom finished to the same high standard.

Outside, the property enjoys an impressive rear garden offering a spectacular outlook across rolling Devon countryside. The generous outdoor space provides the perfect environment for entertaining, relaxing or enjoying the peaceful surroundings, with plenty of room for families, gardening enthusiasts and those looking to embrace a more rural way of life.

Located within the sought after village of Dunsford, Simmons View benefits from a wonderful balance of countryside tranquillity and accessibility. The property is ideally positioned for access to Exeter, Dartmoor National Park and a range of local amenities, making it perfectly suited for families, professionals or those seeking a lifestyle change.

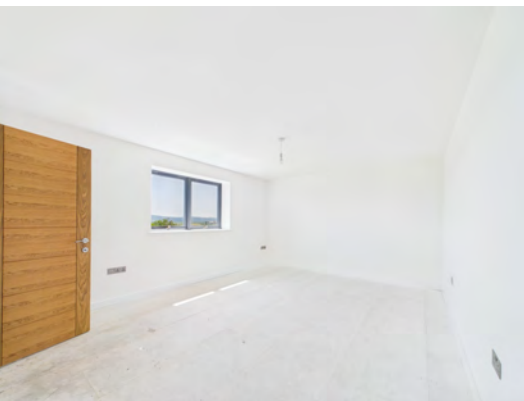


# Changing Lifestyles

Dunsford, is a highly sought after village set within the picturesque Teign Valley on the eastern edge of Dartmoor National Park. Surrounded by rolling countryside, woodland and the River Teign, it offers an exceptional rural setting while remaining within easy reach of Exeter.

The village has a strong community feel and provides a good range of local amenities including a well regarded primary school, village shop with post office, parish church, village hall and a traditional public house. These facilities support day to day living while retaining the village's character and charm.

The surrounding area offers outstanding opportunities for walking, cycling and outdoor pursuits, with Dunsford Woods and Dartmoor providing some of Devon's most attractive scenery. Further amenities can be found in nearby villages within the Teign Valley, while Exeter is only a short drive away and provides extensive shopping, leisure, educational and transport facilities, including mainline rail links, motorway access and Exeter Airport.



Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01837 500600**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0

Approximate total area<sup>(n)</sup>

2380 ft<sup>2</sup>

221.1 m<sup>2</sup>



## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

### PLEASE NOTE:

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Please let us  
know how we  
are doing;

