



Bond
Oxborough
Phillips

Changing Lifestyles

23 Manor Park
Dousland
PL20 6LX



Asking Price - £475,000



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01822 600700

23 Manor Park, Dousland



- Spacious living room with cosy log burner
- Large dining room and conservatory
- Generous kitchen overlooking the garden
- Versatile bedroom accommodation
- Principal bedroom with en-suite facilities
- Additional flexible room, ideal for a home office or dressing room
- Family bathroom with bath and separate shower
- Generous front and rear gardens
- EPC - TBC
- Council Tax - D



Coming to the market for the first time in 43 years, this beautiful and well-presented, much-loved home offers a fantastic opportunity for buyers to secure a property with generous accommodation, versatile living space and delightful gardens.

Upon entering, you are welcomed by spacious hallways that extend throughout the property, creating a wonderful sense of space and flow. The generous living room provides a cosy and inviting setting, complete with a log burner, perfect for relaxing during the colder months. This flows seamlessly into a large dining room, which in turn leads to the conservatory, a much-used space during the summer months and an ideal setting for entertaining family and friends.

The spacious kitchen is conveniently connected to the main living areas, creating a sociable and practical layout. Extending approximately the length of the living room, it offers plenty of space for everyday cooking and family life, complemented by lovely views across the garden.

Further accommodation on the ground floor includes a large family bathroom, fitted with both a bath and a separate shower, alongside two additional bedrooms, offering flexibility for family members, guests or those looking for additional space.

The principal bedroom benefits from its own en-suite facilities that is accessed via a short flight of stairs, offering a degree of privacy from the main living accommodation. An additional adjoining room provides a versatile space that can be tailored to suit the new owner's needs, whether as a home office, dressing room, additional storage or a small bedroom.

The property also benefits from a further upstairs bedroom, giving the home a dormer bungalow-style layout and providing valuable additional accommodation. There is also direct access to the loft space from this area.

Externally, the property continues to impress, with generous gardens to both the front and rear, offering plenty of outdoor space to enjoy. Access is available down both sides of the property, adding further practicality. A summer house with electricity provides an excellent opportunity for a hobby room, workspace or relaxing garden retreat, while the garage and driveway offer parking for multiple vehicles.

Having been cherished by the same owners for over four decades, this is a home with plenty to offer, combining spacious accommodation, flexible living arrangements and generous outdoor space. Early viewing is highly recommended to fully appreciate everything this property has to offer.



Dousland is a lovely place to live, offering the perfect balance of peaceful village life, beautiful Devon countryside and everyday convenience. Its rural charm and welcoming atmosphere make it an ideal location for those seeking a quieter lifestyle without feeling isolated from essential amenities.

One of the main benefits of living in Dousland is its proximity to Yelverton, which offers a range of convenient local amenities, including a GP surgery, shops, pubs and other everyday facilities. This makes day-to-day life easy and practical, with essential services close at hand.

Dousland also benefits from good access to Plymouth, making it ideal for commuters and those wishing to enjoy the city's shopping, leisure and employment opportunities while returning home to a more peaceful setting. The area is particularly appealing to outdoor enthusiasts, with Burrator Reservoir nearby and an abundance of beautiful walks and cycling routes to explore across the surrounding countryside and Dartmoor National Park. Princetown is also within easy reach, offering further opportunities to enjoy the stunning landscapes and outdoor activities that Dartmoor has to offer.

Overall, Dousland offers the best of both worlds: the tranquillity and charm of countryside living, with convenient amenities in nearby Yelverton, good access to Plymouth and an exceptional choice of outdoor activities right on the doorstep. It is a wonderful location for those looking to enjoy a relaxed rural lifestyle without compromising on practicality.

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Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



Floor 0



Floor 1

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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.

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.

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