

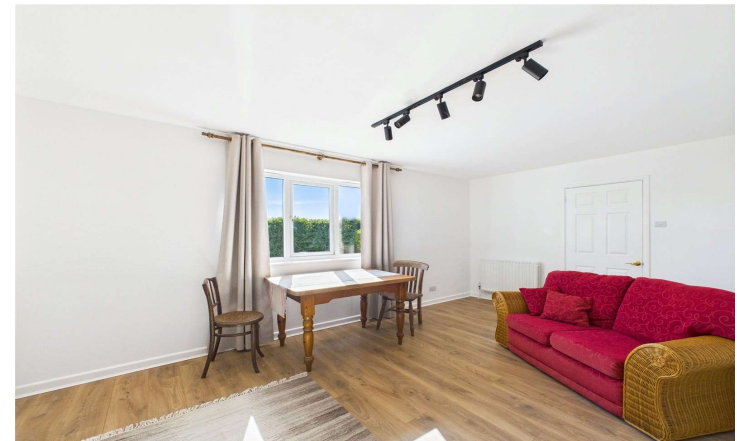


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Wall Field  
Bowden Lane  
Stratton  
Bude  
Cornwall  
EX23 9BG

**Asking Price: £365,000 Freehold**



Changing Lifestyles

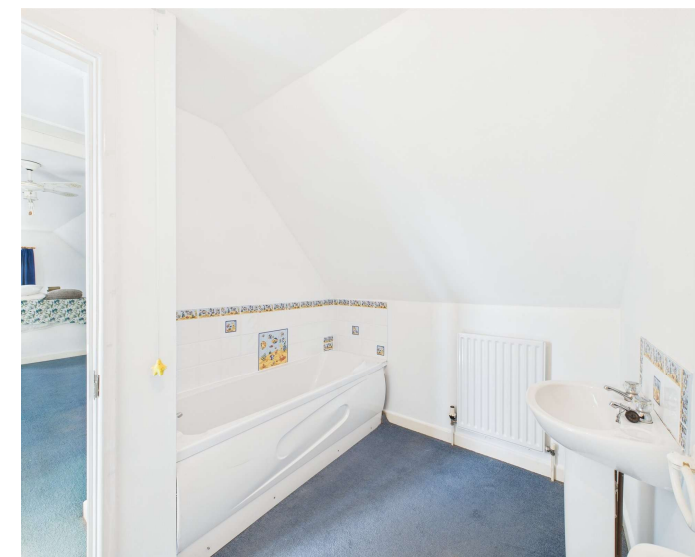
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Wall Field, Bowden Lane, Stratton, Bude, Cornwall, EX23 9BG



- 3 BEDROOMS (1 ENSUITE)
- DETACHED HOUSE
- ENJOYING PLEASANT COUNTRYSIDE VIEWS
- DECEPTIVELY SPACIOUS
- VERSATILE ACCOMMODATION
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED SIDE GARDENS
- OFF ROAD PARKING
- CARPORT
- NO ONWARD CHAIN
- EPC: C
- Council Tax Band: D



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# Changing Lifestyles

**\*Available with no onward chain\*** Enjoying superb views over the valley and across open farmland, a deceptively spacious 3 bedroom (1 en suite) detached house. Offering versatile and spacious accommodation throughout the residence with ample off road parking, a useful carport and pleasant enclosed side garden.

**Entrance Hall** - Staircase leading to first floor.

**Lounge/Diner** - 16'11" x 11' (5.16m x 3.35m)  
Light and airy reception room with feature fireplace housing log burner with slate hearth and window to front elevation. Ample room for dining table and chairs. Leads to:

**Kitchen** - 10' x 8'4" (3.05m x 2.54m)  
Fitted kitchen comprising base mounted units with work surfaces over incorporating composite sink drainer unit with modern mixer tap, 4 ring ceramic hob with extractor hood over and built in oven. Space and plumbing for dishwasher. Window to side elevation. Door to Utility Room.

**Bedroom 2** - 11'6" x 9'11" (3.5m x 3.02m)  
Double bedroom with built in storage cupboard and window to front elevation.

**Bedroom 3** - 11'6" x 7'10" (3.5m x 2.4m)  
Window to side elevation and useful built in storage cupboard.

**Shower Room** - 8'1" x 5'5" (2.46m x 1.65m)  
Enclosed corner shower cubicle with mains fed shower over, pedestal wash hand basin, low flush WC and opaque glazed window to rear.

**Utility Room** - 5'5" x 4'9" (1.65m x 1.45m)  
Space and plumbing for washing machine. Wall mounted gas fired Worcester combi boiler. Door to rear elevation.

## First Floor

**Bedroom 1** - 28'6" x 12'10" (8.69m x 3.9m)  
Generous dual aspect room with windows to the front elevation enjoying superb views across the surrounding countryside.

**Ensuite Bathroom** - 8'10" x 7'6" (2.7m x 2.29m)  
Panel bath with mixer taps, pedestal wash hand basin, low flush WC, large built in wardrobe/cupboard.

**Outside** - The property is approached over a gravel entrance drive providing ample off road parking and access to the carport. Pedestrian gate leads to the low maintenance side gardens comprising a patio area adjoining the residence with further gravelled areas and terraced beds with a variety of mature shrubs and trees. Pedestrian access leads round the rear of the property to the carport.

**Services** - Mains gas, electric, water and drainage.

**EPC** - Rating C

**Council Tax** - Band D

Mobile Coverage		Broadband	
EE	●	Basic	9 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		





# Wall Field, Bowden Lane, Stratton, Bude, Cornwall, EX23 9BG



## Directions

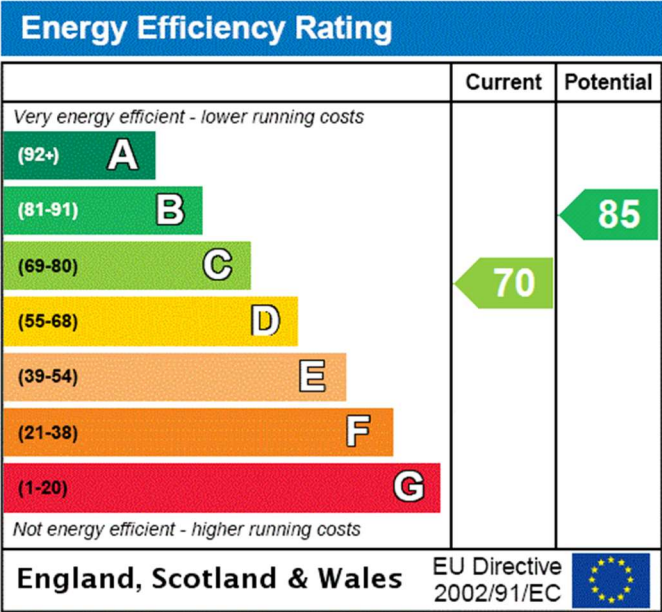
From Bude proceed along The Strand and bear left at the mini-roundabout. Drive until the roundabout on the A39 and take the second exit and head down New Road. Proceed into the middle lane and turn right. As you drive past the Medical Centre take the next right turn into Union Hill. Then take the immediate left into Bowden Lane and continue on this road where Wall Field will be found after a short distance on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 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.



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