



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Outfield House,  
Down Road,  
Tavistock,  
PL19 9AF



**Asking Price - £775,000**



# Outfield House



- Prestigious residential road in Tavistock
- Detached family home
- Walking distance to the town centre and Dartmoor
- Large driveway with parking for several vehicles
- Double garage with internal access
- Kitchen/dining room, utility room and conservatory
- Ground floor principal bedroom with en-suite
- Private gardens wrapping around three sides of the property



A fantastic opportunity to acquire a substantial detached family home, enviably positioned on one of Tavistock's most prestigious and sought-after roads, within comfortable walking distance of the town centre and the breathtaking open landscapes of Dartmoor National Park.

The property is approached via a generous private driveway, providing ample off-road parking for several vehicles and leading to a double garage, offering both practicality and an impressive sense of arrival. Upon entering the home, you are welcomed into a spacious and inviting entrance hallway, which immediately sets the tone for the well-balanced accommodation throughout.

The heart of the home is the large kitchen/dining room, an ideal space for both everyday family living and entertaining, complemented by a separate utility room for added convenience. To the side of the property is a delightful conservatory, currently used by the owners as an additional dining area, which enjoys pleasant views over the garden and creates a wonderful light-filled space to relax and unwind. The sitting room is equally appealing, featuring doors that open directly onto the garden and a woodburning stove that provides a warm and cosy focal point during the cooler months.

The ground floor also benefits from a versatile layout on the opposite side of the house, offering a generous principal bedroom suite with an en-suite shower room, access through to the garage, and an additional smaller bedroom, ideal as a guest room, nursery, or home office.

On the first floor, there are two further well-proportioned double bedrooms, both with built-in wardrobes, along with a family bathroom serving this level. The accommodation is flexible and well suited to a range of lifestyles, from growing families to those seeking space for home working or visiting guests.

Externally, the gardens wrap around three sides of the property, offering a good degree of privacy and a pleasant mix of lawn and planted areas, perfect for outdoor entertaining, family use, or simply enjoying the peaceful setting. The extensive driveway and parking provision further enhance the practicality of this impressive home.

Combining an exceptional location, generous accommodation, and excellent outdoor space, this is a rare opportunity to purchase a quality family home in one of Tavistock's finest residential positions.



# Changing Lifestyles

Tavistock is a thriving stannary market town in West Devon, nestled on the western edge of Dartmoor National Park. Tavistock is an ancient town, rich in history dating back to the 10th century and famed for being the birthplace of Sir Francis Drake. Largely the 19th-century town centre is focused around Bedford Square which is a short stroll from this property.

The town offers a superb range of shopping, boasting the famous Pannier Market and a wide range of local and national shops. Also there are public houses, cafes, restaurants, social clubs, riverside park, leisure centre, theatre, doctors surgery, dentists and Tavistock Hospital. There are excellent educational facilities including primary and secondary schools in the state and private sector.

The town has superb recreation and sporting facilities including; Tennis club, bowls club, golf club, cricket clubs, football club and athletics track. Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



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.

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Floor 0



Floor 1

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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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