

# The Lodge Ashbury

## Ashbury

### Okehampton

#### EX20 3BG



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN OKEHAMPTON



## Guide Price - £925,000



# The Lodge Ashbury, Okehampton, EX20 3BG.



A large detached residence situated within a peaceful and private plot, offering superb views of Dartmoor, impressive internal living accommodation and convenient access to nearby transport links...

- Impressive Detached Family Home
- Offering Five Bedrooms
- Family Bathroom & Three En-Suites
- Generous 1.93-Acre Plot Size
- Enclosed Rear Garden
- Ample Off-Road Parking & Garage
- Solar Photovoltaic Panels (Freehold)
- Private Septic Tank Drainage
- Air Source Heat Pump Central Heating
- Tenure - Freehold
- No Onward Chain
- Council Tax Band - F
- EPC - D



Welcome to this extraordinary countryside retreat, a home where timeless elegance meets modern sophistication, nestled in the heart of nature. Spanning approximately 2,962 square feet (275.19 square meters), this exquisite residence is thoughtfully designed to cater to both luxurious family living and refined entertaining.

Step into the expansive ground floor, where the grandeur of the main living area instantly captivates. A stunning fireplace anchors the space, inviting warmth and comfort throughout. The state-of-the-art kitchen, outfitted with premium appliances and ample cabinetry, effortlessly flows into a cosy secondary living room, perfect for intimate gatherings or relaxed family moments. A well-appointed office offers a peaceful workspace, while the utility room and cloakroom add practicality without compromising on style. The welcoming entryway sets the tone for the rest of this splendid home, showcasing meticulous attention to detail at every turn.

Ascend to the first floor, where the master suite serves as a tranquil sanctuary. This spacious bedroom features an elegant en-suite bathroom and opens onto a private balcony that overlooks the sprawling gardens, offering a serene escape. Four additional bedrooms, each with its own character and charm, provide flexibility to accommodate family, guests, or additional workspaces. Three luxurious bathrooms ensure every comfort is met, while the potential for a fifth bedroom or office enhances the home's versatility.

Set within an expansive plot, this property is enveloped by lush, mature woodlands and beautifully landscaped gardens, creating a private haven of peace and tranquillity. The exterior of the home is a harmonious blend of traditional stonework and modern design, seamlessly integrating with its picturesque surroundings. In addition to the stunning main house, the property boasts large outbuildings and a spacious garage, providing ample storage and potential for various uses, whether it be a workshop, studio, or additional living space. A fenced garden area offers a safe and charming space for outdoor activities, while a serene pond adds a touch of natural beauty to the grounds.

Tucked away in a secluded yet accessible location, this property offers the perfect balance of privacy and convenience. Just a short drive away is the charming market town of Okehampton, known for its rich history, local amenities, and easy access to the beautiful landscapes of Dartmoor. This home is an ideal retreat for those seeking an escape from the hustle and bustle of city life, without sacrificing modern comforts or accessibility.

This exceptional property is a rare gem, offering an unparalleled living experience where luxury, nature, and comfort converge. Whether you're hosting grand events or simply enjoying the quiet of the countryside, this home is designed to exceed your every expectation.



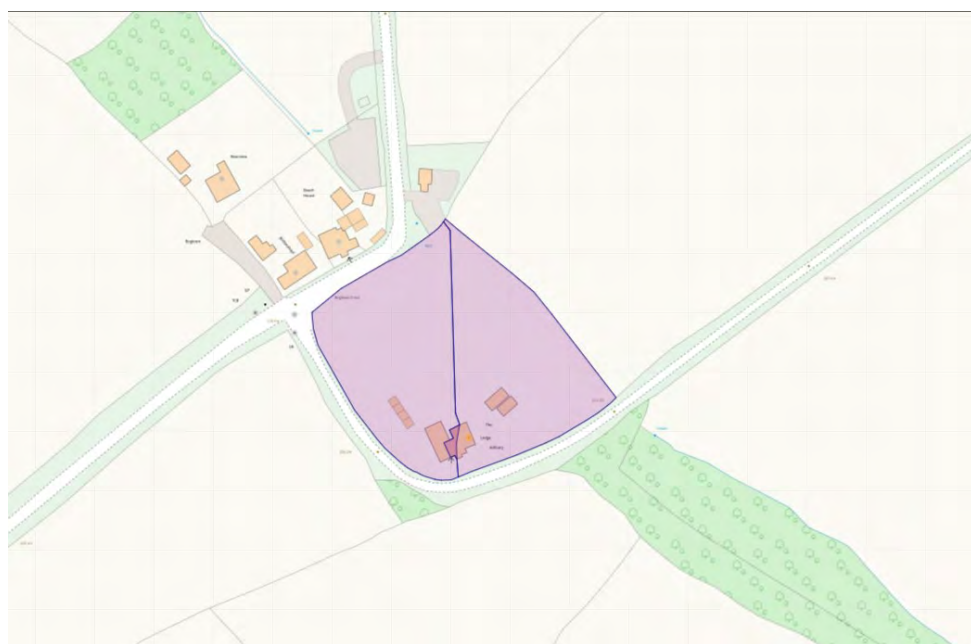
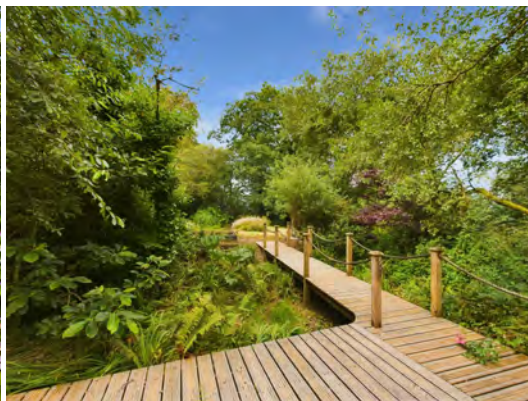
# Changing Lifestyles

This wonderful property is situated within the former civil parish of Ashbury and is located just 7.5 miles from the traditional market town centre of Okehampton. Also, you are within a short distance of the renowned Ashbury Golf Resort, which is the 9th largest in the world, offering 103 holes of Golf over four 18-hole golf courses and par-3 courses too!

The nearby town of Okehampton offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a leisure centre within the attractive setting of Simmons Park.

There is schooling from infant to sixth form level, provided by the established college, primary school and modern St James CofE primary facility.

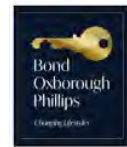
From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.



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arrange an accompanied viewing  
on this property.

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Floor 0

**Approximate total area<sup>(1)</sup>**

2962.12 ft<sup>2</sup>

275.19 m<sup>2</sup>

**Balconies and terraces**

93.65 ft<sup>2</sup>

8.7 m<sup>2</sup>

**Reduced headroom**

44.45 ft<sup>2</sup>

4.13 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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