



Bond
Oxborough
Phillips

Changing Lifestyles

3 Vicarage Gardens

Wadebridge

PL27 6AQ



BRITISH
PROPERTY
AWARDS

2023

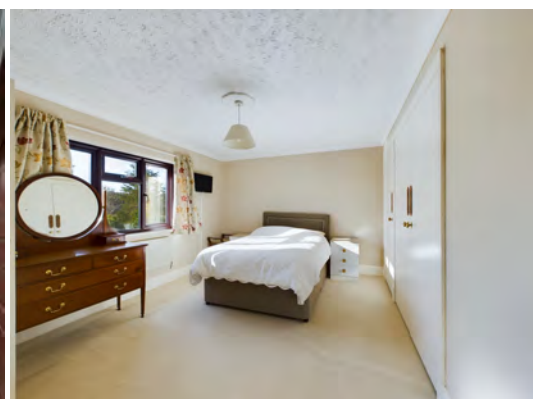


GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Offers in Excess of - £800,000



Changing Lifestyles

01208 814055

3 Vicarage Gardens, Wadebridge, PL27 6AQ



Set in the heart of Egloshayle sits a fabulous five bedroom (4 ensuite) detached home, with generous living space throughout..

- Impressive Detached Modern Home
- Family Bathroom & 4 Ensuites
- Stunning views over Egloshayle Church
- Spacious Kitchen & Practical Utility Room
- Large Living Room
- Private Rear Garden
- Off-Road Parking for Multiple Vehicles
- Popular Town Location
- Council Banding - E
- EPC - C



3 Vicarage Gardens is a truly exceptional detached family home, offering an impressive blend of spacious living and beautiful surroundings. Situated in the highly sought-after Egloshayle Village, this property enjoys a peaceful and private location adjacent to the Vicarage.

Upon arrival, you'll be greeted by a sweeping driveway and two generous garages, ensuring ample parking and storage.

Inside, the home boasts a large entrance hall leading to a wonderfully light-filled lounge with a striking inglenook fireplace, perfect for cosy evenings. The open-plan dining room overlooks the lush rear garden and connects seamlessly to the kitchen, which is equipped with top-of-the-line appliances, including a Neff gas hob and AEG double oven. A separate utility room provides additional practicality, while a study and versatile bedroom 5 with en suite shower room complete the ground floor.



Upstairs, you'll find four well-proportioned bedrooms, three of which are en suite, offering ultimate comfort and privacy. The master bedroom, at the rear of the house, enjoys a lovely garden view, and all the bathrooms are stylishly appointed with modern fittings. The wrap-around galleried landing adds a sense of grandeur and space to the home.

Externally, the beautifully maintained gardens are a standout feature, offering plenty of room to relax, entertain, or simply enjoy the peace and quiet. The rear garden, part walled and filled with mature trees, shrubs, and flower borders, also features a pond, patio areas, and a garden shed, all set against the backdrop of Egloshayle Church. The front garden provides additional off-street parking and easy access to both garages, which are equipped with power and lighting.

This stunning home is not only a great place to live but also offers exceptional value in one of Wadebridge's most desirable locations. With its fantastic blend of space, style, and privacy, 3 Vicarage Gardens is a rare gem in today's market.

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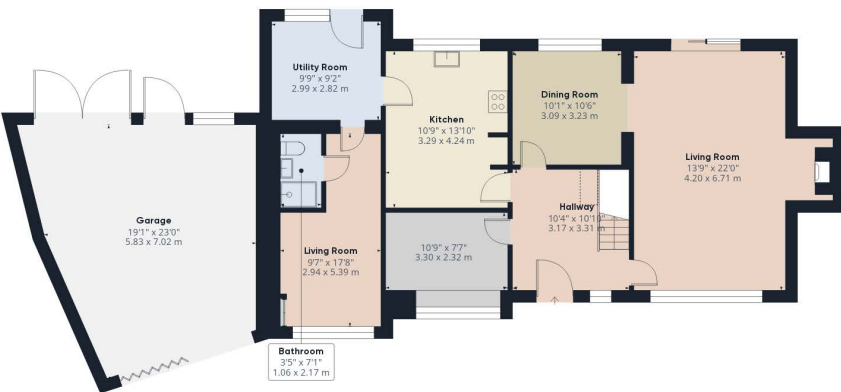
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really does have everything you need. Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath, both of which have excellent golfing facilities. The famous Camel Trail, a walk and cycle path that has replaced the old railway tracks from Bodmin to Padstow, runs through the town. You'll find attractive scenery and plenty of wildlife to be enjoyed along this riverside trail, a very pleasant, traffic free way to walk or cycle to Padstow and the coast, or inland through wooded valleys to Bodmin and the moor.



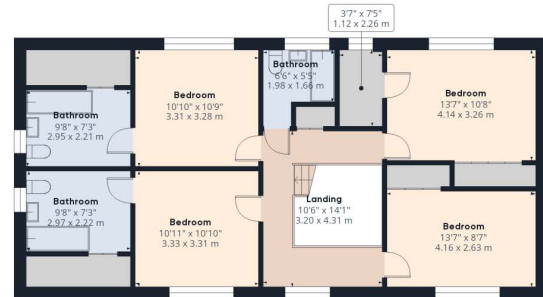
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 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.