



25 MARSHALLS MEAD, BEAFORD, EX19 8LH

£440,000

A well proportioned 4 bedroom detached home located in a pleasant village setting. Benefiting from oil fired central heating & double glazed windows, the accommodation includes a kitchen/breakfast room, lounge/diner & conservatory whilst being complimented by attractive gardens, garage & driveway parking.

Nestled in the heart of the attractive village of Beaford, near Winkleigh, this well-proportioned four bedroom detached home offers generous and versatile living space, ideal for families or those seeking a relaxed countryside lifestyle.

The accommodation is thoughtfully arranged, with a welcoming entrance hall leading to a bright, front facing kitchen/breakfast room—perfect for informal meals & morning routines. To the rear, a spacious lounge/diner opens into a conservatory, creating a flexible and sociable living space overlooking the garden.

Upstairs, there are four good sized bedrooms, including a master with en-suite shower room. A separate family bathroom serves the remaining bedrooms.

Outside, the home is complimented by attractive, well-maintained gardens to both the front and rear, alongside a private driveway and single garage/storage.

Beaford itself is a vibrant and welcoming village, home to a popular primary school, a community-focused village hall, and the well-regarded Globe Inn pub. The nearby town of Winkleigh offers additional amenities, while the surrounding Devon countryside provides endless opportunities for outdoor pursuits.

For those needing access to the city, Exeter - Devon's thriving capital - is within an hour's drive. The city is home to a prestigious university, excellent shopping and cultural attractions, and direct rail links to London Paddington, making this an ideal location for both work and leisure.

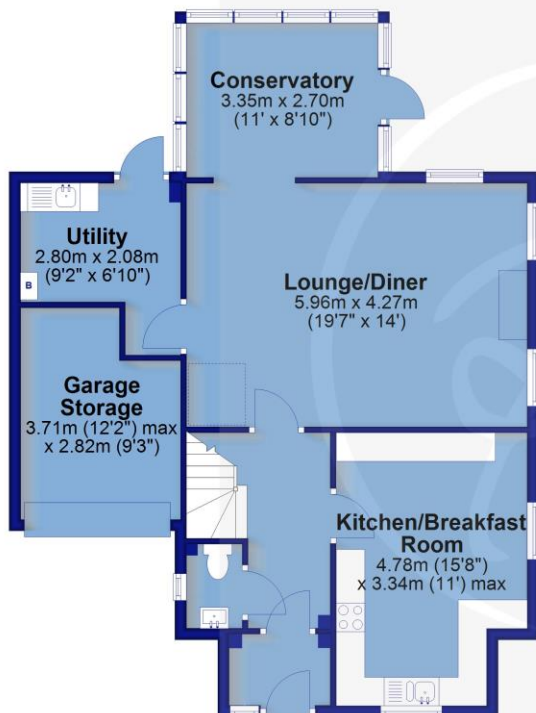
This is a fantastic opportunity to acquire a spacious, detached village home in a sought-after rural setting with strong connections to both community and city life.

Services: All mains services are connected
Energy Performance Certificate: D (62)
Council Tax: BAND D (£2,430.90 per annum)



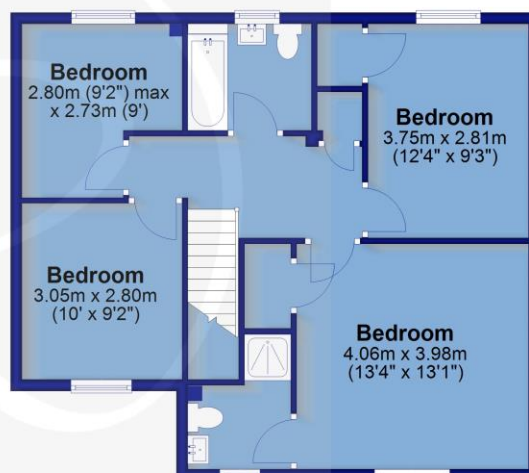
Ground Floor

Approx. 69.0 sq. metres (742.6 sq. feet)



First Floor

Approx. 64.3 sq. metres (691.7 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.