

## CLOSEST SCHOOLS

### PRIMARY

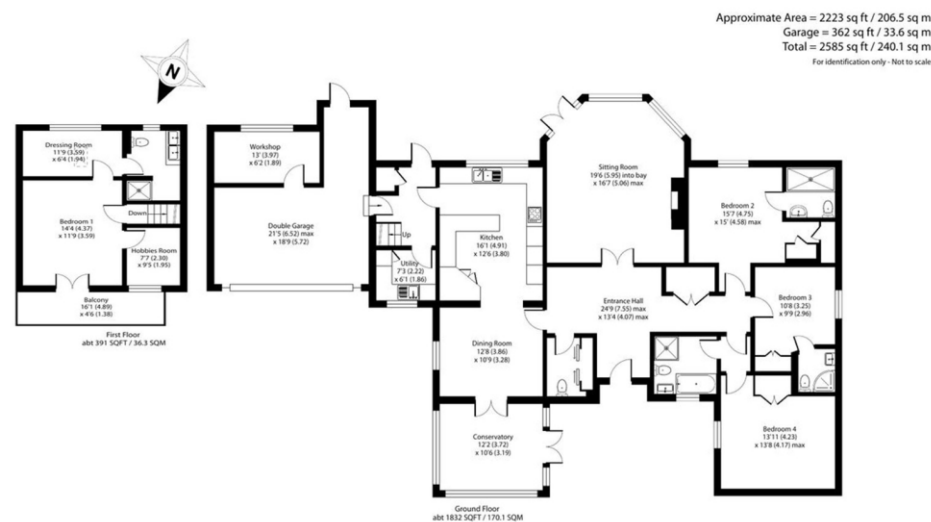
Newton Poppleford  
Primary School

[www.newton-poppleford.devon.sch.uk](http://www.newton-poppleford.devon.sch.uk)

### SECONDARY

Sidmouth College

[www.sidmouthcollege.devon.sch.uk](http://www.sidmouthcollege.devon.sch.uk)



## LOCATION

Newton Poppleford is a popular village situated on the A3052 road between Exeter and Sidmouth. It lies on the west side of the River Otter in the East Devon AONB. The impressive St Luke's Church was founded in 1331, although the current building dates from 1897. The name Newton Poppleford means "The New Town by the Pebble Ford". It was originally settled by the Saxons and founded as a "new town" in the 13th century by the Lord of the Manor of Aylesbeare.



## FIND OUT MORE

Viewing by prior appointment:  
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## BROOKFIELDS, VENN OTTERY ROAD NEWTON POPPLEFORD EX10 0BU

This carefully presented detached modern home occupies a quiet edge-of-village setting, offering light-filled and flexible family living, with four en-suite bedrooms, a large conservatory, and a double garage with ample off-road parking.

**£675,000**  
freehold



**TYPE**  
Detached Chalet Bungalow

**BEDROOMS**  
4

**RECEPTION ROOMS**  
2

**BATHROOMS**  
4 + Cloakroom

**OUTSIDE**  
Gardens & Conservatory

**PARKING**  
Double Garage, Parking  
& EV Charging Point

**HEATING**  
Gas Central Heating,  
Double-Glazing

**ENERGY RATING**  
C / 75



## ROGER HEMMING'S VIEW...

Tucked away in a peaceful and private setting, this distinctive detached home has been extensively upgraded to create a stylish, light-filled property with a real sense of space. The exceptionally flexible accommodation makes it ideal for family living, including multi-generational use. A first-floor principal bedroom suite is complemented by three generous ground-floor en-suite double bedrooms with built-in wardrobes, one featuring an accessible wet room.

A welcoming entrance hall with wooden flooring leads to the main living areas. The house is fully double-glazed and gas centrally heated throughout. Designed for entertaining, the elegant sitting room features floor-to-ceiling windows and French doors opening onto the rear garden. The bespoke fitted kitchen offers excellent workspace and storage, supported by a utility room, and flows into a dining room and a useful conservatory.

*"The flexible layout provides exciting possibilities for modern family living, including the potential to create a ground floor granny annexe if desired."*

*"Sustainability is another key highlight, with PV solar panels and battery storage, a rainwater harvesting system, and an excellent EPC rating of C (75), all helping to reduce energy costs and environmental impact."*

**WHAT THE AGENT SAYS...**

## OUTSIDE

Brookfields has an integral double garage along with a paved parking area that can accommodate several vehicles. The gardens are level and mainly laid to lawn, with mature hedging providing a good sense of privacy. They've been thoughtfully arranged to make the most of warmer months and work well as a relaxed space for family time outdoors.

Newton Poppleford is well connected and just a ten-minute drive from the seaside town of Sidmouth. The A3052 links the village to the M5 at Exeter, and nearby Honiton and Whimple stations run regular trains to Exeter and London Waterloo. Exeter Airport is also close by, offering flights within the UK and to Europe.