

view property

Town • Country • Coast

Oak Tree Lane, Tavistock

Guide Price £1,350,000

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LOVE



Oak Tree Lane

Tavistock

Occupying a desirable position on a private lane with an enclave of just 6 homes, within walking distance of Tavistock and Whitchurch Down, this impressive property offers a spacious four-bedroom main residence together with an adjoining, beautifully presented two-bedroom single storey dwelling. Set within just over three quarters of an acre of south facing gardens and grounds, the property offers exceptional versatility for multi-generational living or potential additional income.

The main residence has been thoughtfully extended by the current vendors to create a superb family home, featuring a welcoming entrance hall, spacious sitting room with double-sided woodburner, and an impressive bespoke kitchen/diner with central island. Well appointed integrated units with eye level ovens, soft close deep drawers, induction hob and inversion extractor. A further family room with bi-fold doors opening into the gardens, complemented by a utility room, cloak/boot room and versatile gym/office with separate access from outside. On the first floor are four double bedrooms and a luxury family bathroom with freestanding bath and large recessed shower.

The adjoining dwelling has its own entrance and comprises a bespoke fitted kitchen/dining room with extensive breakfast bar and dining area overlooking the gardens, a useful recessed study area, spacious lounge with wood burner, two double bedrooms, shower room with large shower, utility with door to outside and a cloakroom housing the boiler. There is a connecting door between the dwellings while each have their own external doors.

Outside, there is a circular driveway and beautifully established gardens, extensive patio to the rear, formal lawns, mature shrubs, trees, a wildlife pond and large summerhouse, two sheds, a wood store and two storage caves under the patio, all with electricity.
Additional area of ground, which was formerly the railway line, provides a wonderful haven for gardeners and wildlife enthusiasts alike.





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Entrance Hall	7'8" x 6'7" (2.35 x 2.02)
Cloak/Boot Room	7'8" x 5'0" (2.34 x 1.53)
Sitting Room	23'0" x 12'6" (7.02 x 3.83)
Kitchen/Dining Room	16'6" x 16'4" max into recess (5.05 x 4.98 max into recess)
Family Room	22'11" x 13'1" (7.00 x 4.00)
Utility Room	9'9" x 7'3" (2.98 x 2.22)
Gymnasium	14'7" x 9'2" (4.45 x 2.80)
First Floor Landing	
Bedroom 1	14'7" x 13'8" (4.45 x 4.17)
Bedroom 2	12'1" x 10'0" (3.70 x 3.05)
Bedroom 3	13'7" x 8'5" (4.16 x 2.57)
Bedroom 4	13'2" x 8'2" (4.03 x 2.51)
Bathroom	12'8" max x 6'6" (3.88 max x 1.99)
TACET	
Entrance Hall	
Cloakroom	
Kitchen/Dining Room Including study area	20'4" x 12'6" max (6.20 x 3.83 max)



Lounge 16'1" x 9'2" (4.91 x 2.80)

Bedroom 1 12'10" into door recess x 12'0" (3.93 into door recess x 3.68)

Bedroom 2
Measurement to be confirmed.

Shower Room 7'9" x 5'9" (2.37 x 1.77)

Summerhouse 12'9" x 9'6" (3.91 x 2.91)

Tenure
Freehold

Services
Mains water, electricity and gas. Drainage to septic tank (last emptied in June 2026). EV Car Charger.

Local Authority
West Devon Borough Council - Main House - Band E, adjoining dwelling - Band A.

EPC
C72

Situation
Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

Directions
From Tavistock Town Centre, proceed along Whitchurch Road, continue up the hill until it levels out. Pass the turning to Mohuns Park on the right and immediately turn right into Oak Tree Lane. Follow the lane down and the property will be found head of you.

Agents Note
AI Photos have been used to stage some of the principle rooms.

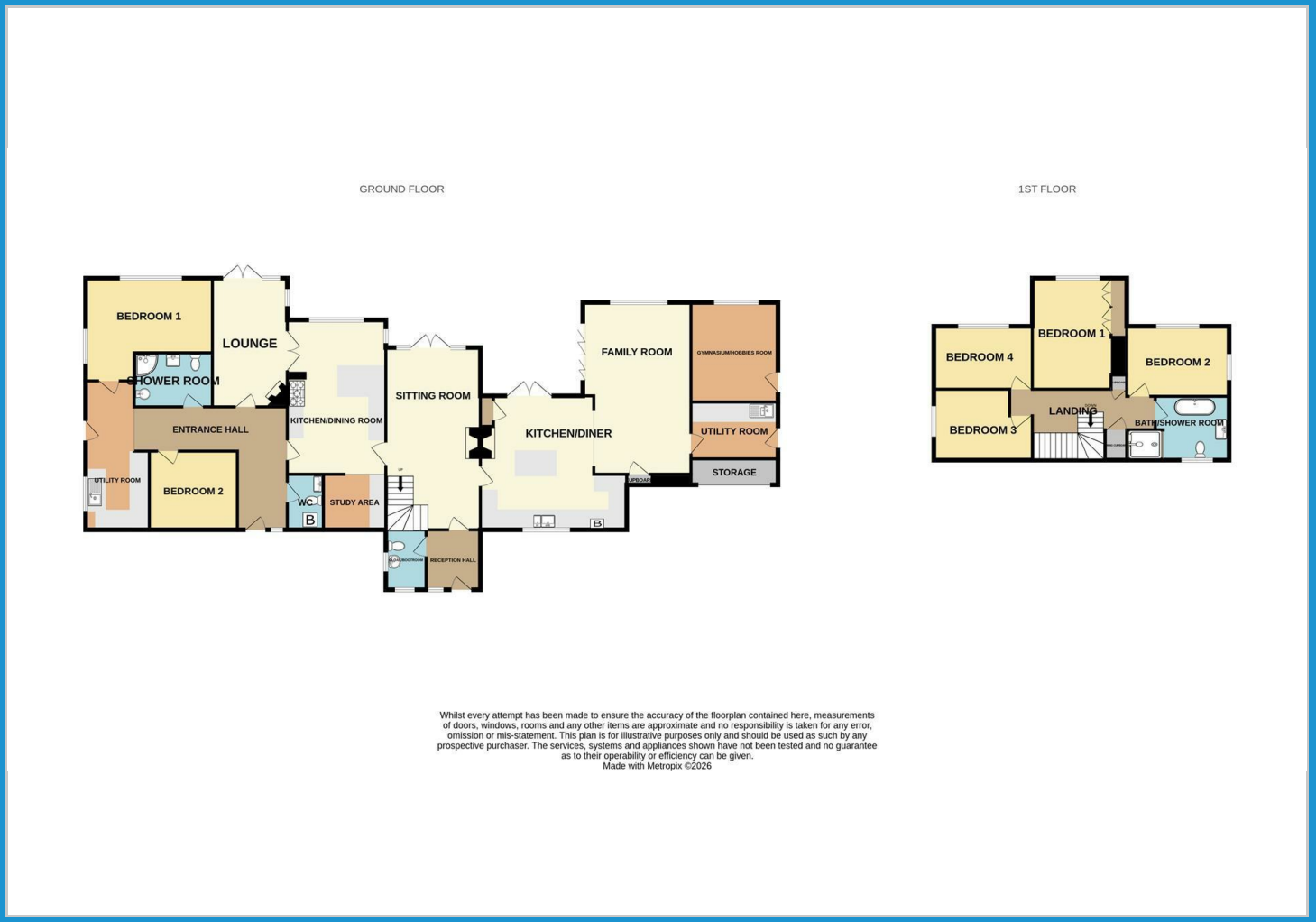






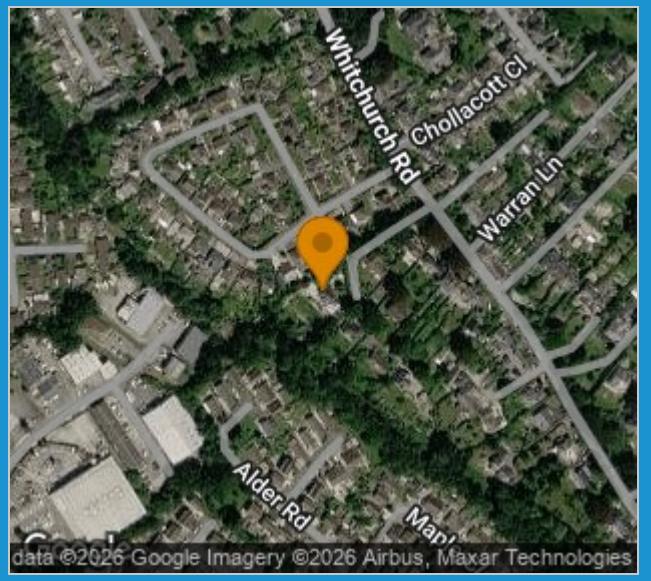


Floor Plans

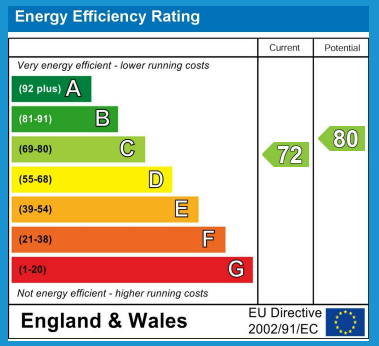


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location Map



Energy Performance Graph



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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