



FRANCIS LOUIS
Residential



Oak Tree Gardens, West Hill, EX11 1FR

Price Guide £650,000





Oak Tree Gardens

West Hill, EX11 1FR

Nestled in the prestigious and sought-after area of West Hill, this remarkable 4/5 double bedroom detached freehold home is tailored for the comfort and luxury of those aged 55 and above. A tranquil haven within a gated development of only 10 homes, this residence boasts an ideal blend of sophistication and functionality.

Upon entering, the home exudes warmth with its underfloor heating and showcases timeless elegance with engineered oak flooring in the hall and kitchen. The expansive living space provides versatile options, with the dining room designed to seamlessly convert into a convenient downstairs en-suite bedroom, catering to the unique needs of its residents.

This residence offers an array of modern conveniences and high quality fittings and appliances. Including a new central heating Gas Boiler installed in 2021 with a 7-year warranty (until Dec 2028). Full Fibre Broadband is installed with up to 900 Mb download speed available to ensure seamless connectivity for work or leisure.

The extra-wide garage, measuring an impressive 20ft in length and 11ft in width, features an electric garage door, providing both security and convenience. Electric front gates further enhance privacy and security, welcoming residents to a peaceful oasis.

The private back garden, a serene retreat, showcases three separate patio areas, offering sunshine all day and the perfect setting for outdoor relaxation and entertaining. The owners can take advantage of the NHBC cover until October 2030, providing added peace of mind.

The property not only provides a stylish and spacious environment, but also allows real flexibility to adapt to changing needs such as the ease with which the dining room can be adapted to become a fifth bedroom with en-suite and the extra-wide staircase with electrics pre-installed for potential installation of a stair lift.

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Hallway

Double glazed door and window to the front aspect, engineered oak flooring, two storage cupboards, underfloor heating, doors to,

Dining Room (possible 5th bedroom)

Double glazed window to the front aspect, underfloor heating, this room has been designed to enable the adjoining shower room to become an en-suite to a bedroom if required.

Shower Room

A low level w/c, a wash hand basin, a corner shower, tiled surround, double glazed window to the rear aspect and underfloor heating.

Utility Room

A range of units with space for utilities under, inset sink, double glazed door to the rear aspect, tumble Dryer vent to outside and underfloor heating.

Lounge

A triple aspect room with double glazed French doors to the rear and side aspect, further double glazed windows, underfloor heating,





Kitchen

A range of matching floor and wall mounted kitchen units with a solid worktop, inset sink, integral double oven, integral fridge/freezer, integral dishwasher, inset hob, double glazed window to the front aspect, underfloor heating,

Landing

Double glazed window to the rear aspect, radiator, storage cupboard, doors to,

Bedroom 1

Double glazed window to the front aspect, built in wardrobe, radiator, door to,

En-suite

A low level w/c, a wash hand basin, a walk in shower, tiled surround, double glazed window to the rear aspect, underfloor heating,

Bedroom 4/ Office

Double glazed French doors and Juliet balcony to the front aspect, radiator,

Bedroom 3

Double glazed window to the rear aspect, radiator

Bathroom

A low level w/c, a wash hand basin, a bath, tiled surround, double glazed window to the side aspect, underfloor heating,

Bedroom 2

Double glazed window to the front aspect, radiator,

Outside Front

The property is located in a gated community of 10 houses that is accessed via electric gates, there is then a driveway to the house. Located in front of the house are communal gardens with a summerhouse and furniture. There is private driveway and path to the front door and side aspect. Just outside the development is an established orchard which produces apples, plums and damsons.

Outside Rear

To the rear of the property is a wraparound landscaped garden with 3 patio areas, located to capture sunshine all day

The Development

There is an annual service charge of £1488 for 2024. This provides window cleaning, gutter cleaning, maintenance of communal gardens, individual front gardens and front gates. Electricity and water for communal areas, exterior house painting every 5 years. They also pay £120 a year for the management and maintenance of the Orchard.

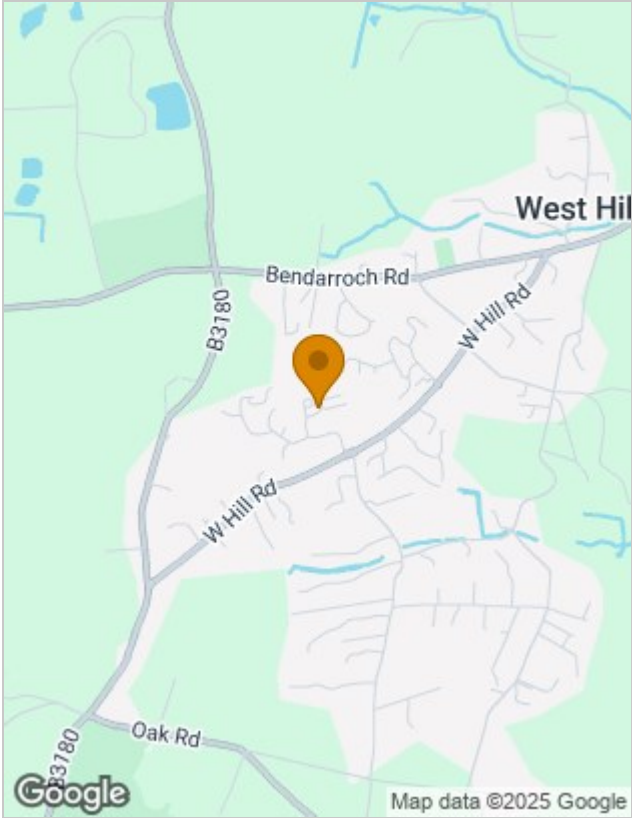




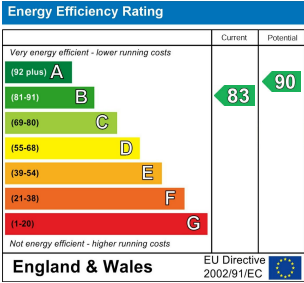
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.