



13 Barrel Close, Ottery St. Mary, EX11 1GD

Guide price £700,000





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- Gated Community
- Three Bedrooms With En Suite
- Modern Kitchen
- Dining Room
- Good Size Garden
- Six Bedroom Detached Town House
- Family Bathroom
- Living Room With Wood Burner
- Double Garage And Driveway
- The Kings School Catchment



This attractive six-bed townhouse is one of only twelve properties located in an exclusive gated development in Ottery St Mary. Built in 2019 it offers a modern, fitted kitchen, good-size living room, dining room, family bathroom and six bedrooms three of which are ensuite. It also has a good-size garden with outside dining area, a double garage and drive with space for multiple vehicles. The property is in the catchment of (and in 0.3 miles walking distance from) the Ofsted-outstanding King's School. Ottery St Mary is historic and charming, has excellent provision of local amenities and is well connected to the beauty of rural and coastal Devon, Exeter and the major routes out of the county. The property is ideal for those looking for a well-designed, modern family home in a great rural location.

Walkthrough

This attractive townhouse is one of only twelve properties located in an exclusive modern development in Ottery St Mary. Automatic iron gates open between brick pillars and lead into a paved drive that only serves the property and its neighbours. The house is immediately impressive: a modern, six-bed townhouse with a striking frontage set aside from the drive behind a small garden with trees.

The front door opens into a hallway that connects the dining room (to the left), sitting room (to the right), kitchen/ breakfast room (straight on) and stairs to the first floor. There is also a downstairs W/C just to the

left of the entrance. Attention to detail and quality of materials are immediately apparent, all doors are wood-panelled, are fireproof oak and the stairs to the first-floor feature oak-bannisters, skirting and beams with glass panels to maximise light.

Turning right, the sitting room is a bright and spacious carpeted room that extends the full width of the house. It has plenty of space for a four-seater sofa and additional seating. There is a log-burning stove in the corner offering an attractive feature and providing a comforting warmth in the winter. The room benefits from plenty of natural light from two attractive panelled windows facing over the drive, and double

doors that open to the rear garden. There with additional door-height panelled windows to either side of the double doors.

Directly across the hall, the dining room is a carpeted room that offers plenty of space for a six-seater dining table and a dresser or similar storage. It also benefits from plenty of natural light with two windows that overlook the front garden and drive. To the rear a door opens into the kitchen/breakfast room.

Stepping into the kitchen reveals a bright, modern fitted kitchen with gas hob, integrated double ovens, fridge-freezer, dishwasher and wine cooler; all appliances are Neff. The sink overlooks the garden.



access. There is additional storage in the landing cupboard. All windows that overlook the rear garden have views over the town to St Mary's church, which can be especially pretty when illuminated at night.

Outside, the property has a good-sized fenced garden that includes an area of lawn to the left and an area of sandstone paving that runs alongside the house and connects the house to the garage and an outside seating area with retractable awning. There is a further area of Astroturf adjacent to seating area just behind the garage. There is an outside tap, side-access to the drive and direct access to the property's double garage (with electric doors). In addition to the garage the property benefits from a large driveway offering parking for multiple vehicles.

The property was built in 2019 and is within the NHBC (National House Building Council) ten-year warranty period. It has a smart home hub installed and is on mains gas, electric, water and sewerage. It has gas central heating.

Location

There is plenty of worksurface space offered by Earth Stone countertops and ample storage is provided by both high and low units. The kitchen is an open plan space which includes a separate breakfast area with space for a four seat breakfast table adjacent to double doors that open onto the garden. These doors also have door-height windows on both sides which, with the double windows over the sink bring plenty of natural light into the room.

At the rear of the kitchen are two further doors. The first leads to a utility room which includes a further sink, worksurfaces with integrated NEFF washing machine and tumble drier. The utility room also benefits from a door opening onto the side of the property making it a helpful alternative entrance for

muddy boots/paws. The second door provides direct access from the kitchen to the dining room (very handy when hosting!).

The property's bedrooms are reached by following the modern oak staircase to a landing that connects four bedrooms and a family bathroom with stairs to the second floor. On the first floor, two bedrooms are ensuite with fitted storage. The principal bedroom benefits from an ensuite bathroom and fitted storage, the other ensuite has a walk-in shower and fitted storage. On the second floor, a landing connects two bedrooms, both of which benefit from a Velux window on one wall and panelled windows overlooking the front of the property. One of these bedrooms has an ensuite shower room and loft





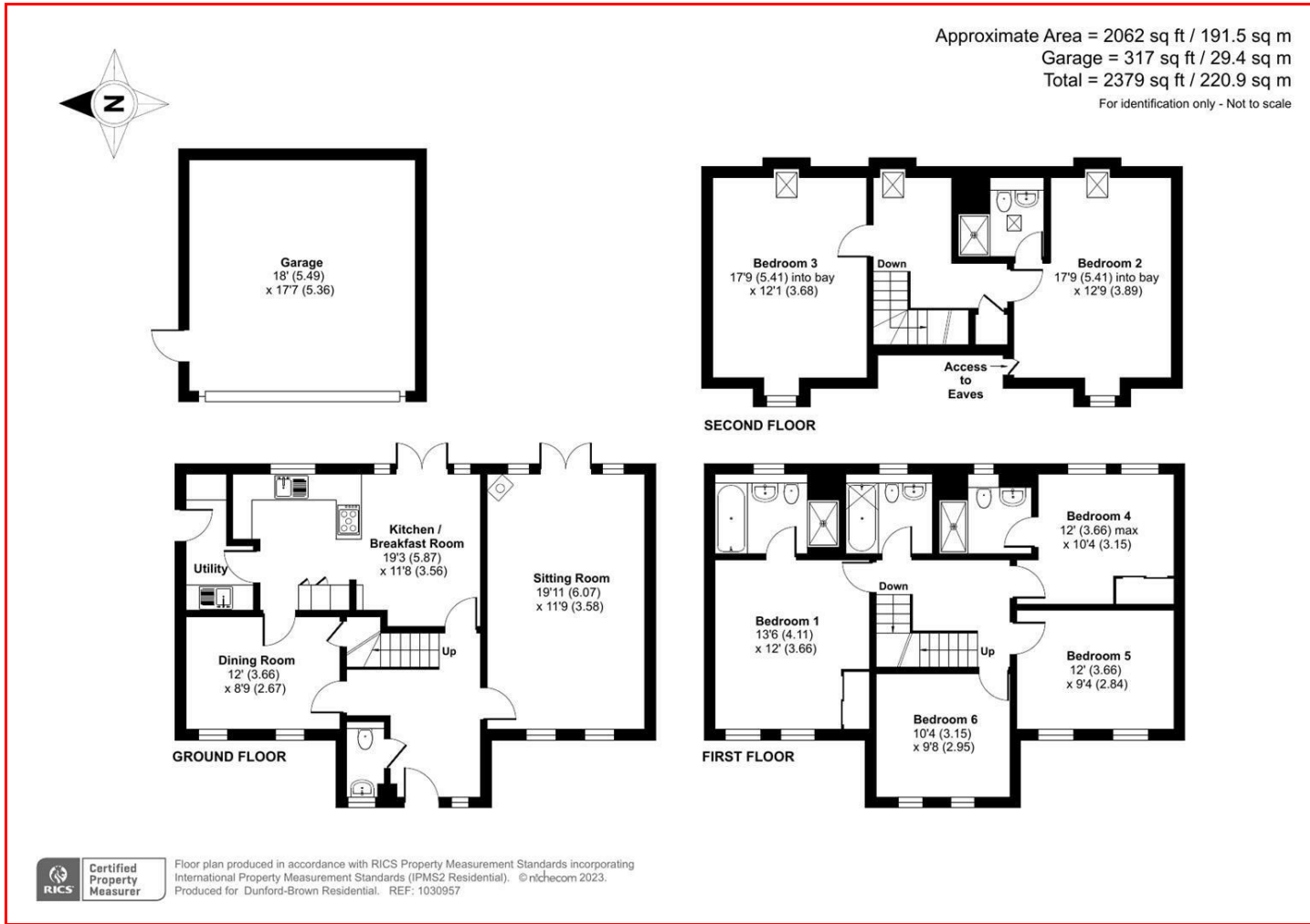
The property is situated in Ottery St Mary. Ottery is a picturesque market town nestled in the beautiful Otter valley. It has great local amenities, including a good-sized Sainsburys (0.6 miles), several independent shops, pubs, restaurants and coffee shops. It is home to its own leisure centre and primary school. The property is in walking distance (0.3 miles) from the Ofsted outstanding-rated "The King's School" (secondary school).

A historic Devonshire settlement (mentioned in the Domesday book!) the parish church of St Mary in the centre of the town was founded in the 1300s and designed to look like a smaller version of Exeter Cathedral. Ottery is very much alive with a great deal

of community activity and its own local customs (such as Ottery carnival, the (in)famous tar barrel rolling (after which the close was presumably named) ... and Pixie Day!)

Ottery is ideally situated for rural life, country walks are available through the otter valley, and the SW coast at Sidmouth is 7 miles away. Despite its rural position, the A30 is 3 miles drive and provides direct links to Exeter (12 miles) and the M5 (9 miles) to the west and Honiton (c. 7 miles) and the A30/A303 link to London to the east. Feniton and Whimple (both c. 4 miles) provide train links to Exeter and London Waterloo and Exeter International Airport is an 8-mile drive and Bristol International Airport can be easily accessed via the M5.

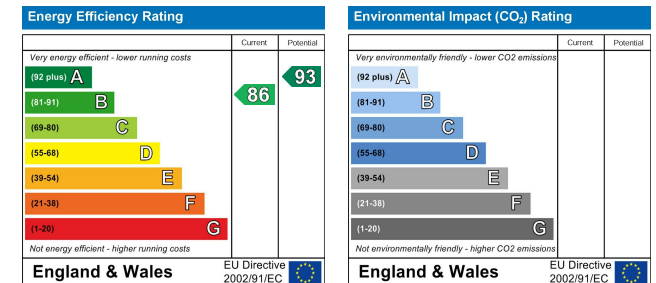
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 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.

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