



DEVON BANKS

WEST HILL, OTTERY ST MARY



Robert Williams

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“A unique, bespoke property which will deliver the essence of modern living in one of East Devon's best locations”.



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Due for completion in early 2025, this bespoke circa 5000 sqft property will be a truly special new home.

Designed by esteemed architect Darrell Willocks and under construction by a highly regarded local developer, the property presents a very rare opportunity to acquire a stunning, individual new build, which can be finished internally to the buyer's taste and specification.

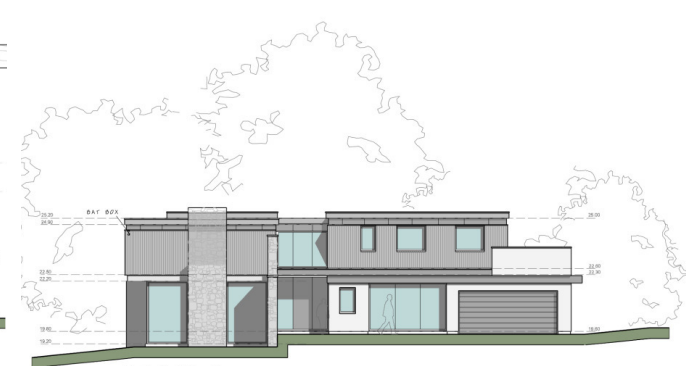
The building design incorporates a stylish combination of cladding and render, with floor to ceiling windows/doors on three elevations, and central atrium allowing light to flood in.

Internally, the layout is ideal for modern living with open plan kitchen/sitting room and also featuring large lounge, study, gym and utility and cloakroom on the ground floor. Space has been allowed for a lift to the first floor subject to a buyers needs, and there is also a wide staircase. On this level there are five bedrooms and four bathrooms, including large master en-suite with dressing room and balcony.

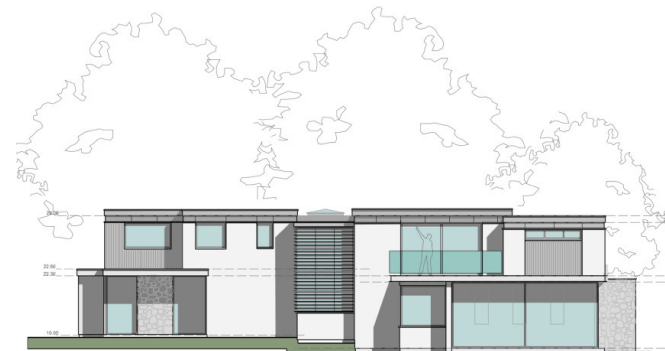
The property is set within a peaceful 1/2 acre plot, accessed from West Hill Road, on the outskirts of the village. The A30 is accessed with a short drive with Exeter only 20 minutes East and London via the A303 approximately three hours distant.



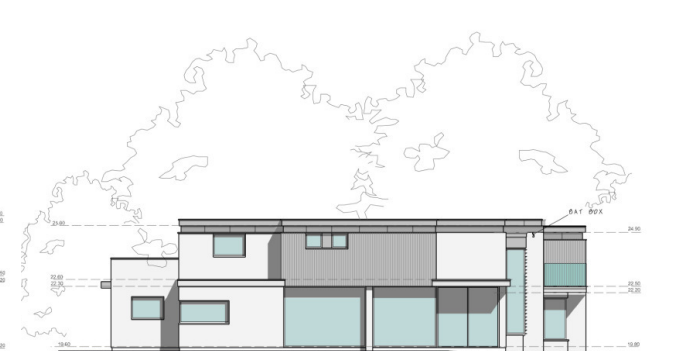
North West Elevation



North East Elevation



South East Elevation



South West Elevation

5 bedrooms 4 bathrooms
3 receptions 6 car spaces

Local Authority: East Devon Council

Council Tax Band: TBC

Tenure: Freehold

Services: Mains water and drainage

Energy Efficiency Rating: TBC

Floor Area: 4966 sqft





Devon Banks

Approximate Gross Internal Area = 461.4 sq m / 4966 sq ft
(Including Garage & Excluding Voids)

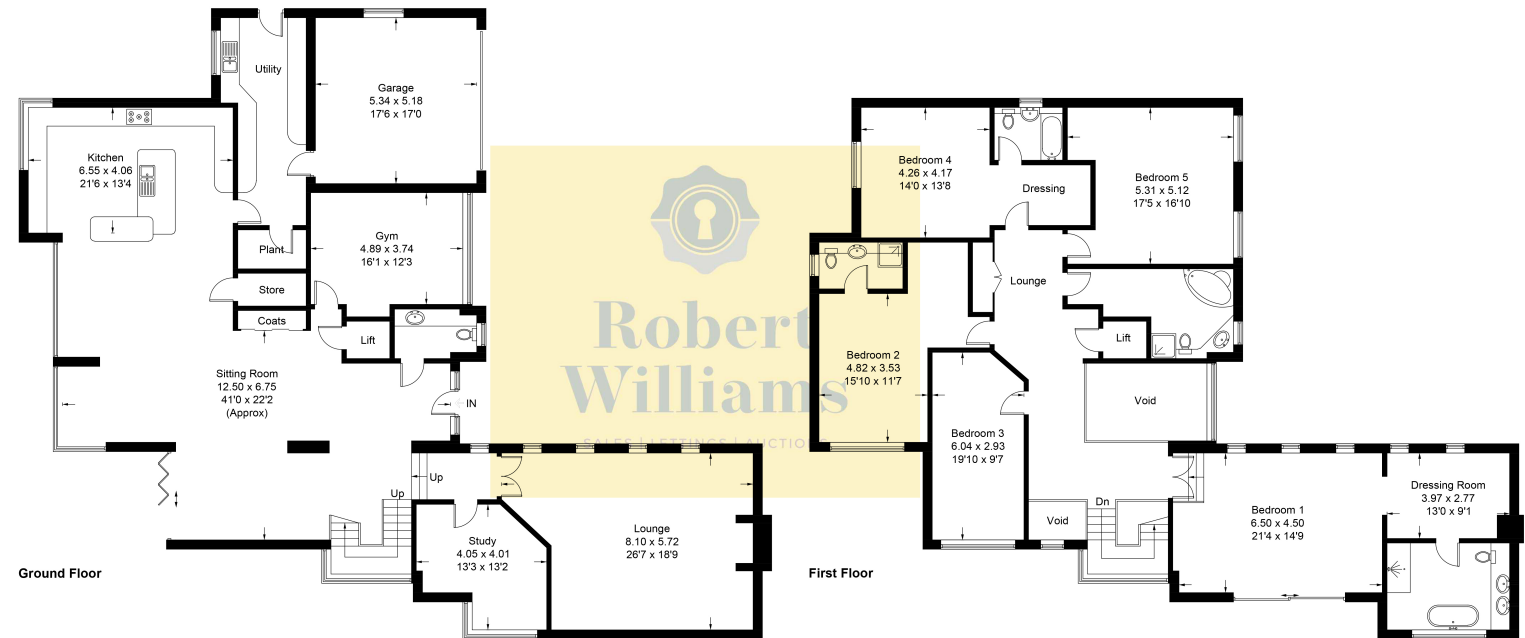


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079085)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.