



Woodbines







Woodbines Ford Lane

West Hill, Ottery St. Mary, , EX11 1XE

Honiton: 10 miles Exeter: 11 miles Sidmouth: 7 miles

Woodbines is a beautifully presented four bedroom detached house set in attractive grounds of approximately a third of an acre, in the sought after village of West Hill. Double garage and driveway parking.

- West Hill
- Freehold
- Double garage
- Three Ensuites
- Kings School Catchment Area
- Woodburner
- Driveway
- Council Tax Band F



Guide Price £1,100,000

Stags Honiton

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SITUATION

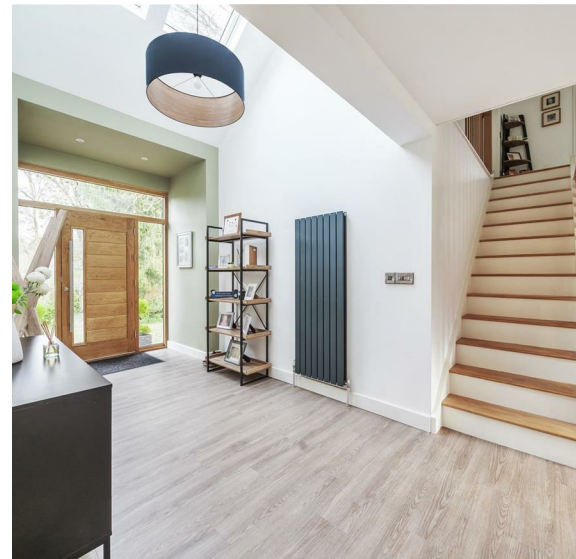
This sought-after village nestles in the East Devon countryside with its tree-lined avenues. Amenities include a church, hairdresser, dentist, garage, shop, a village hall and primary school. More extensive facilities and the highly regarded The King's School can be found in nearby Ottery St. Mary. Equally the well-regarded Colyton Grammar school is within an easy commute. The well-known Woodbury Park Golf and Country Club is only a short distance away by car, as are lovely walks on Woodbury Common, the largest intact pebbled heathland in Southern England. In addition, the popular coastal resorts of Budleigh Salterton, Exmouth and Sidmouth are a short distance away.

To the North is the A30, which allows access to Exeter in the West and Honiton in the East. Exeter provides excellent facilities, including an international airport and rail links on the London Paddington and Waterloo lines. Whilst Honiton, also on the London Waterloo line, has a twice weekly market, a range of shops, supermarkets and leisure facilities.

DESCRIPTION

This beautifully presented four bedroom detached property is situated in the highly regarded village of West Hill. The property has been renovated to an exceptionally high standard and offers light and modern accommodation throughout. On the ground floor is the impressive entrance hallway leading to the most fantastic open plan, kitchen, dining and family room with high quality appliances and bifold doors leading to the garden. There is also a further living room with wood burner. On this floor, you will also find two double bedrooms, one with ensuite, and the utility room and a further shower room.

Reaching the first floor via the impressive oak stair case, you will find the master bedroom with vaulted ceiling, doors overlooking the garden, and an en-suite bathroom. There is a further double bedroom with an ensuite bathroom and a study.





OUTSIDE

Approached via a driveway that opens up to a large parking area for several vehicles with access to the double garage. The garage is connected with light and power, there is a separate store and WC. There is a spacious patio providing a wonderful sociable area for outdoor dining / entertaining set in an excellent degree of privacy. The remaining gardens are mostly laid to lawn with a variety of established beds and mature shrubs and trees. The rear garden is South facing.

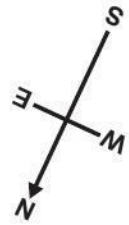
SERVICES

Mains water and drainage, Oil fired central heating.

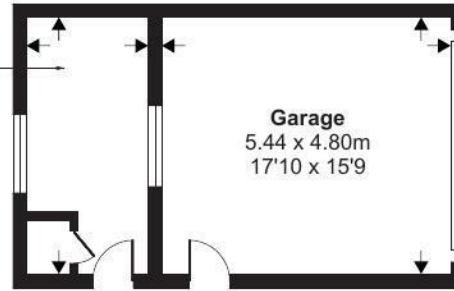
DIRECTIONS

TBC





Store
4.80 x 2.26m
15'9" x 7'5"



Garage
5.44 x 4.80m
17'10" x 15'9"

Garage / Outbuilding

Approximate Area = 2326 sq ft / 216 sq m
Garage = 282 sq ft / 26.1 sq m
Outbuilding = 119 sq ft / 11 sq m
Total = 2727 sq ft / 253.1 sq m
For identification only - Not to scale

Kitchen /
Sitting / Dining Room
11.10 x 5.03m
36'5" x 16'6"

Utility

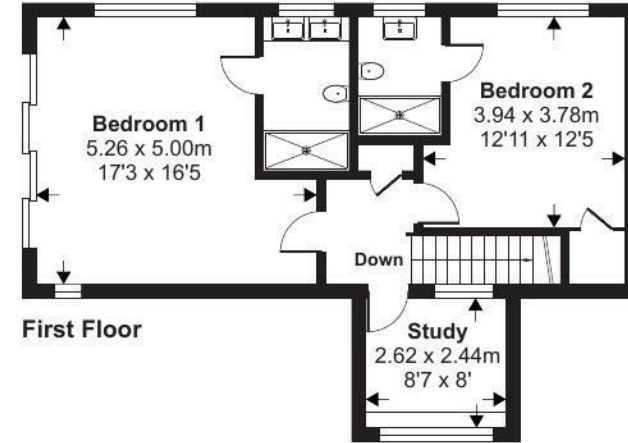
Up

Snug
6.05 x 3.61m
19'10" x 11'10"

Bedroom 4
3.94 x 3.30m
12'11" x 10'10"

Bedroom 3
5.13 x 3.61m
16'10" x 11'10"

Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Stags. REF: 1062585



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



