



Cherry Lodge



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Higher Metcombe, Ottery St. Mary, EX11 1SQ

Ottery St. Mary: 4.6 miles Sidmouth: 6.5 miles Honiton: 9.5 miles

Detached family home set in beautiful grounds just outside of West Hill, with mature gardens of just under an acre and a further 0.9 acre paddock, versatile accommodation, double garage and ample parking.

- Detached house
- Established gardens
- Double garage
- Freehold
- Four bedrooms plus an office
- Paddock
- Conservatory
- Council Tax Band F

Guide Price £875,000

SITUATION

The property is located in a small hamlet of Higher Metcombe near the sought-after village of West Hill, nestled in the East Devon countryside. 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

A welcoming entrance hall sets the tone for the home, leading to various rooms on the ground floor. The good-sized lounge boasts a feature fireplace and a bay window that overlooks the front garden. Adjacent to the lounge, the separate dining room is perfect for formal meals and entertaining guests.

Situated at the rear of the property, the kitchen is well-equipped with plenty of cupboards for storage, an electric oven and hob, an integrated fridge and dishwasher, and space for a breakfast table. The conservatory offers a tranquil spot to sit and enjoy views of the gardens and the charming pond.

The master bedroom is a bright and airy space with a bay window and an ensuite bathroom. The second bedroom also enjoys views of the front and rear gardens, There is a useful office which could also serve as a bedroom if desired. A family bathroom serves the ground floor bedrooms. There is also a downstairs WC conveniently located just off the rear porch, providing easy access from the garden.

On the first floor are the two remaining bedrooms. Both bedrooms are equipped with built-in cupboards, including eaves storage, and feature roof lights for additional natural light.

OUTSIDE

Cherry Lodge is set in beautifully established gardens amounting to approximately three-quarters of an acre. The gardens boast expansive areas of lush lawn, mature shrubs, fruit trees, and a charming pond. An additional 0.9-acre paddock can be accessed via the garden or a private track from the road, featuring a field shelter with solar panels. Tucked away in various corners of the garden are two greenhouses, a useful garden shed, and a delightful wooden summerhouse.

The property also includes a double garage with an up-and-over door, power, and lighting, as well as driveway parking for several vehicles.

SERVICES

Mains electricity, water and drainage. Air source heat pump.

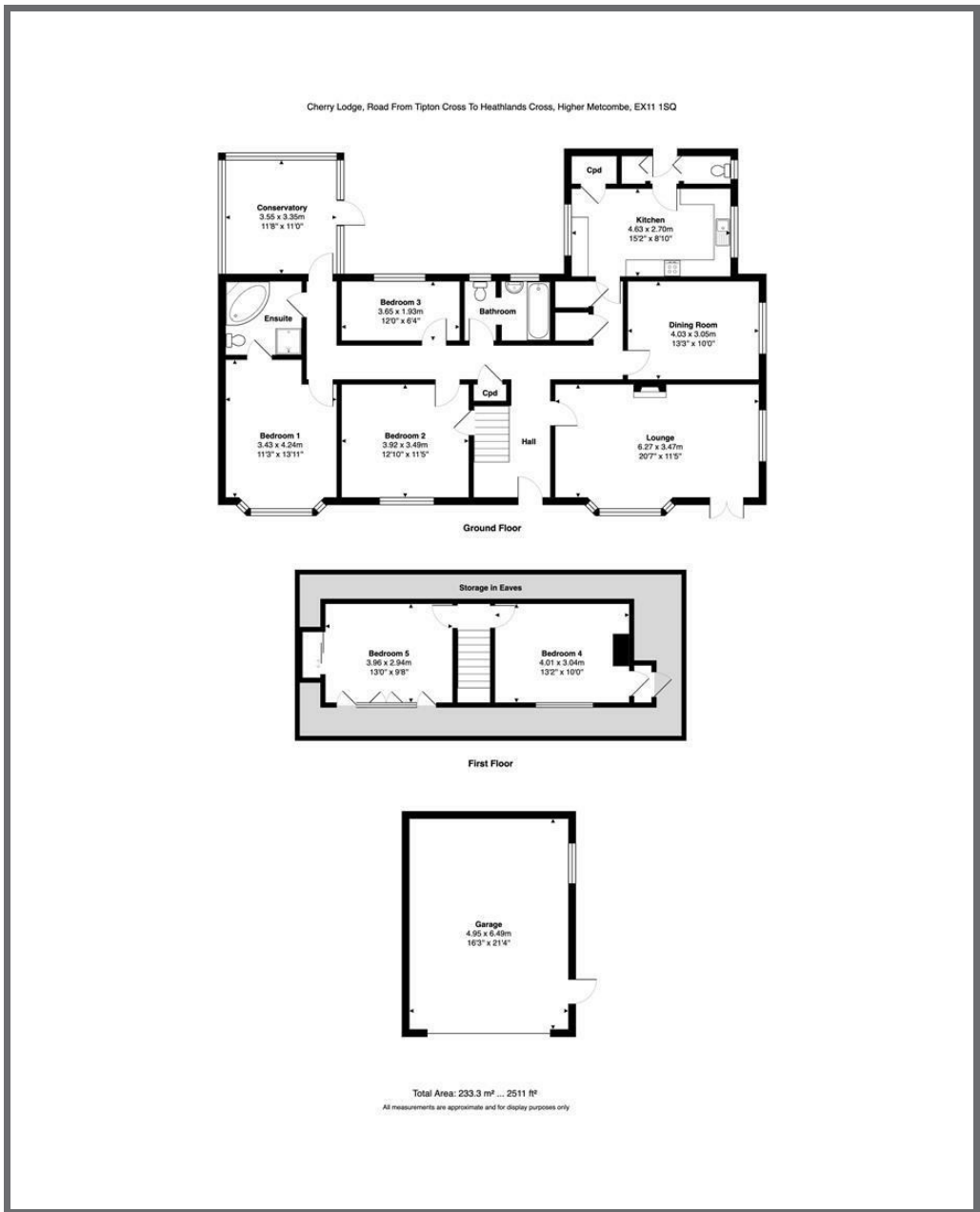
Standard broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

DIRECTIONS

From Ottery St. Mary, head west on Mill Street and continue to follow the B3174 for approximately two miles. Continue onto Exeter Road and when you reach the roundabout, take the first exit onto B3180. Follow this road for just over 1.5 miles and turn left onto Oak Road. Cherry Lodge is about 170 yards along this road on the left-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	