



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

This detached family home is set in stunning grounds just outside West Hill, featuring mature gardens of nearly an acre along with a 0.9-acre paddock. Offering versatile accommodation ideal for a growing family, the property includes a double garage and ample parking space.

- Detached house
- Established gardens of 3/4 acre
- Double garage
- Freehold
- Four bedrooms plus an office
- 0.9 Acre Paddock
- EPC D
- Council Tax Band F

Offers In Excess Of £800,000

SITUATION

This lovely property is situated in the quiet hamlet of Higher Metcombe, close to the sought-after village of West Hill in East Devon. Surrounded by idyllic countryside, the area offers a blend of rural charm with essential amenities nearby. West Hill provides a close-knit community atmosphere, with a local church, hairdresser, dentist, garage, shop, a village hall, and a primary school. For additional needs, the bustling town of Ottery St. Mary is just a short drive away, offering a wider selection of services and the extremely well-regarded King's School.

The esteemed Colyton Grammar School is within commuting distance, known for its exceptional academic reputation. Recreation options abound, with the famous Woodbury Park Golf and Country Club located just minutes away by car, alongside the scenic Woodbury Common, renowned as Southern England's largest intact pebbled heathland. Coastal enthusiasts will appreciate the proximity to Budleigh Salterton, Exmouth, and Sidmouth, each offering unique charm and seaside attractions.

Strategically located for easy travel, the A30 connects Higher Metcombe to Exeter in the west and Honiton in the east. Exeter boasts a wealth of facilities, including an international airport and rail links to London Paddington and Waterloo. Honiton, accessible by the London Waterloo line as well, offers a variety of shops, a biweekly market, and leisure facilities, ensuring both convenience and charm are within reach.

This property offers a harmonious blend of countryside living with access to excellent schools, amenities, and travel connections, ideal for those looking to enjoy the best of East Devon.



DESCRIPTION

The welcoming entrance hall sets a warm tone for the home, providing access to each main room on the ground floor. The spacious lounge features a charming fireplace and a bay window that fills the room with natural light while offering lovely views of the front garden. Adjacent to the lounge, a separate dining room provides an ideal setting for formal dinners and entertaining guests.

At the rear of the home, the kitchen is well-equipped with ample cabinetry for storage, an electric oven and hob, integrated fridge and dishwasher, and room for a breakfast table. The adjoining conservatory offers a peaceful space to relax and take in the scenic garden views, including the property's picturesque pond.

The master bedroom is bright and airy, with a large bay window and a private ensuite bathroom. The second bedroom overlooks both the front and rear gardens, bringing in plenty of light. Additionally, there is a versatile office space that could easily function as an extra bedroom if needed. A family bathroom conveniently serves the ground-floor bedrooms, with an additional downstairs WC located just off the rear porch, perfect for easy access from the garden.

The first floor offers two additional bedrooms, each with built-in cupboards, eaves storage, and roof lights that enhance the natural brightness of the space.

OUTSIDE

Cherry Lodge is nestled within beautifully landscaped gardens covering approximately three-quarters of an acre, featuring sweeping lawns, mature shrubs, fruit trees, and a charming pond. Beyond the garden, an additional 0.9-acre paddock is accessible from both the garden and a private track from the road. This paddock includes a field shelter equipped with solar panels, ideal for various uses.

Scattered throughout the garden are two greenhouses, a practical garden shed, and a delightful wooden summerhouse, offering multiple areas to relax, grow plants, or store equipment. The property also boasts a double garage with an up-and-over door, complete with power and lighting, alongside ample driveway space to accommodate multiple vehicles.

SERVICES

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

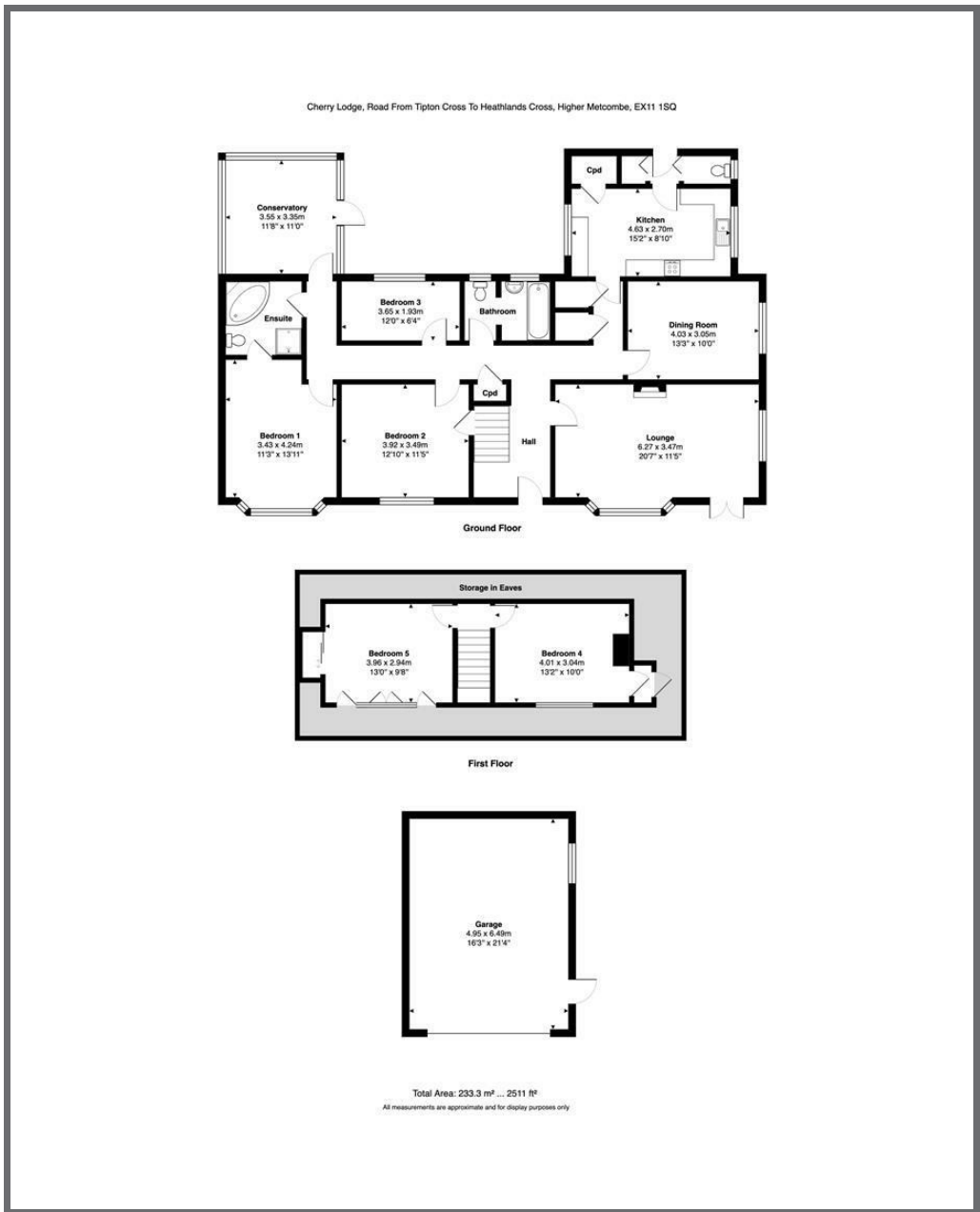
Standard broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

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	