



Foxenhole Lodge



Foxenhole Lodge

West Hill, Ottery St. Mary, EX11 1TP

Sidmouth: 7.5 miles Honiton: 9.3 miles Exeter: 10.9 miles

Substantial detached bungalow with spacious and versatile accommodation, fantastic gardens, double garage and further outbuildings.

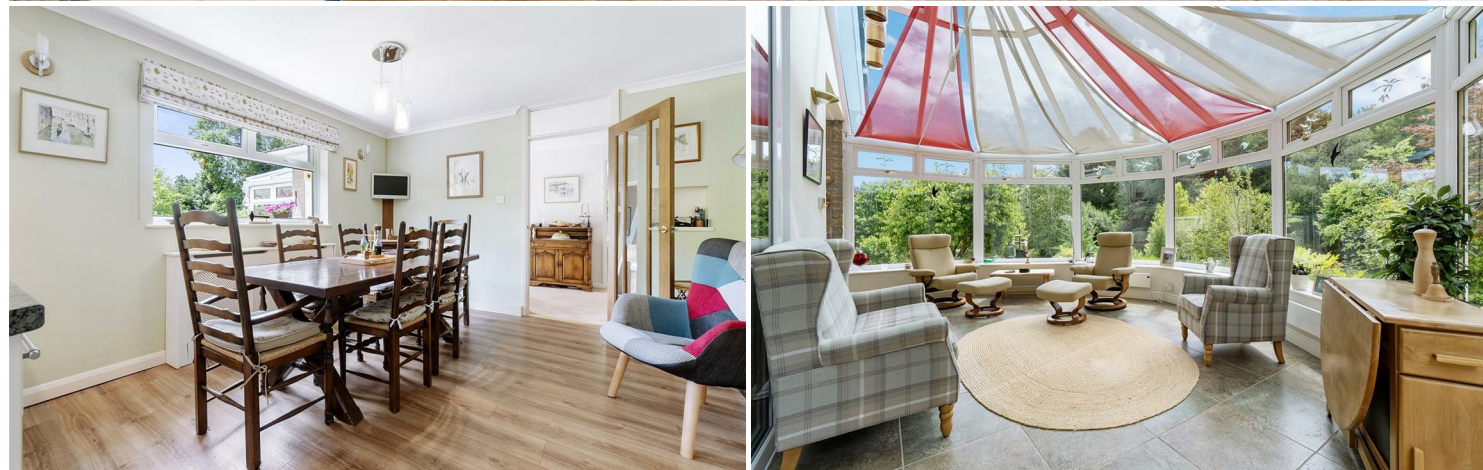
- Detached bungalow
- Conservatory
- Double garage
- Freehold
- Four bedrooms
- Lovely gardens
- Ample parking
- Council Tax Band F

Guide Price £800,000

SITUATION

The sought-after village of West Hill 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 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

Foxenhole Lodge is a spacious and versatile home, with fantastic gardens, outbuildings and views to the woodland beyond.

There is a spacious and sunny south facing conservatory with a tiled floor and electric underfloor heating, perfect for enabling all year round appreciation of the garden. The entrance hallway leads to a generous lounge featuring an open fireplace and a wood-burning stove. The modern kitchen/dining room boasts ample storage with a range of wall and base units, and is equipped with two ovens, a hob with an extractor hood, an integrated dishwasher, fridge, and a sink unit.

Adjacent to the kitchen is a practical utility room with additional storage and a Belfast sink.

The bungalow has four well-proportioned bedrooms. The master bedroom includes an ensuite dressing room and bathroom with individually controlled underfloor heating, and patio doors opening onto a private terrace with picturesque views.

Bedroom two has built-in wardrobes and a vanity unit. Bedroom three also features a built-in wardrobe, while Bedroom four is currently used as a study, making it ideal for a home office. There is also a cloakroom and shower room.

OUTSIDE

Outside, the property boasts attractive, good-sized gardens. A tarmac driveway offers ample parking and leads to the detached double garage with twin electric doors, light, and power. The front garden is an extensive lawn, interspersed with a range of shrubs and trees. To the right of the property is a further lawned garden with a greenhouse, shed, and shrubs. The rear of the property features a tarmac area that can be used for additional parking. Outbuildings include one with light, power, and a window, another with light and power, and a workshop with light and power. The rear garden is terraced and well-stocked with plants and shrubs. On the other side of the property is an additional garden with a composite decking area, a lawned garden, and a gravelled patio area.

SERVICES

The property is equipped with gas central heating, double-glazed windows, full fibre internet connection, and solar panels with battery backup. Mains water (metered), drainage and electricity.

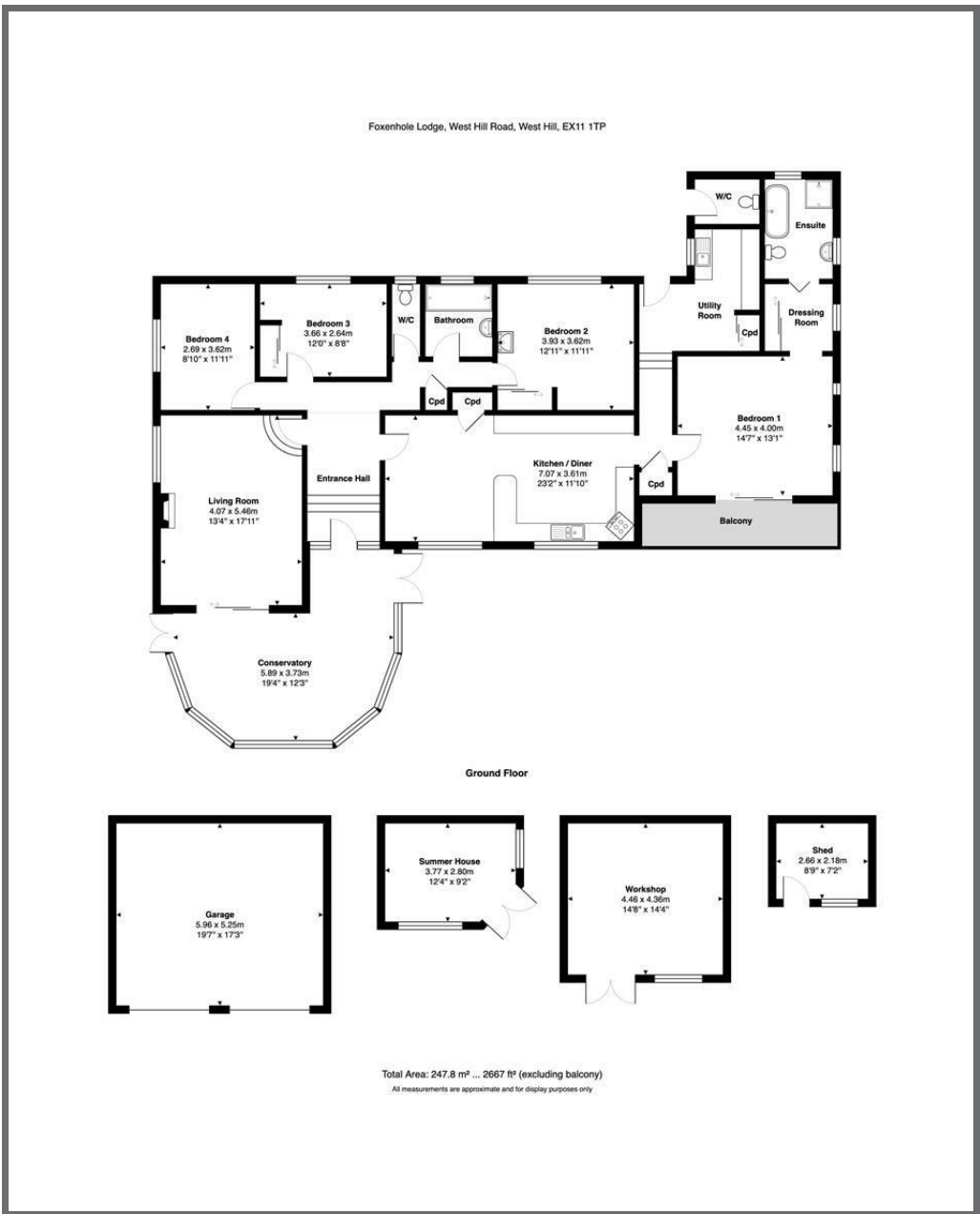
EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

DIRECTIONS

From Ottery St Mary, proceed via Mill Street, turning left into Strawberry Lane, signposted West Hill. As you pass the West Hill village sign, the driveway is immediately on your right. Turn here and take the driveway on your left.



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			
(122 plus)	A	89	93
(81-91)	B		
(69-80)	C		
(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	