



Woodstock, West Hill Road







# Woodstock, West Hill Road

West Hill, Ottery St Mary, Devon, EX11 1TY

Ottery St Mary: 2 miles Honiton: 8.8 miles Sidmouth: 7 miles Exeter: 11.3 miles

A stunning, energy-efficient contemporary home nestled in a charming woodland village. High specification accommodation, Beautiful gardens, double garage and an exceptional energy rating.

- Open-plan kitchen and family room
- Garden and Woodlands
- Large terrace and landscaped gardens
- Two Dressing Areas, family bathroom and ground floor shower room.
- Freehold
- Five Double Bedrooms, (three en suite)
- Double Garage
- Driveway parking
- 0.8 Acres
- Council Tax Band G

Guide Price £1,750,000

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@StagsProperty

## SITUATION

Located within a highly sought after woodland village which is nestled in the East Devon countryside, lying approximately 2 miles south west of Ottery St Mary.

Amenities within the village include a church, hairdressers, 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 pebblebed 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 only 10 minutes away from West hill, as well as the M5 motorway and rail links to 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

Inspired by examples of post-modern architecture in Switzerland, Woodstock is a contemporary house designed and constructed in 2016 in collaboration with both the architect and owners. The design revolves around a central family hub, with a strong emphasis on energy efficiency, functionality utilising the latest technology, and the optimisation of natural light and space. The structure harmonises seamlessly with the surrounding natural environment and is south-facing to make the most of the sunlight.

Woodstock excels in all aspects of its design principles. The house boasts an impressive 94% (A) EPC rating, reflecting superb insulation that keeps the interior cosy in winter and cool in summer. It features natural-toned Rockpanel exterior panels and floor-to-ceiling triple-glazed windows with brushed external aluminium frames, optimising natural light throughout the interior. The home's functionality is enhanced by an Intelligent Abodes rack, controlled via a smartphone app, digitising many aspects of the house's operations.

The central family hub is an extensive, open-plan space off the reception hall, combining a contemporary kitchen with Dekton work surfaces, Miele appliances, and a Bora hob with an integral extractor fan. This area also includes distinct dining and seating areas, all with views across the lawn to the beautiful wildflower area and mature woodland beyond.





The ground floor also includes a space designed to serve as a self-contained annexe if needed but currently functions as a media room, library and study with an adjacent shower room. Subject to relevant planning permissions this area of the property was designed, and has the foundations to support a first floor extension, should you want to extend the potential annexe area by having a master bedroom suite.

The house features ceramic floor tiling throughout, with contemporary built-in cupboards. The two principal bedrooms have south-facing balconies with glass balustrades, one with a Juliet balcony and the other with frameless glass. The upstairs part-galleried landing leads to five double bedrooms, three with en suite shower rooms, and the remaining two sharing a family bathroom with a separate shower.

Woodstock successfully integrates modern design, energy efficiency, and functionality while maintaining a harmonious connection with its natural surroundings.

### STUDIO AND GARDEN

Woodstock is situated at the end of a secluded, no-through lane, hidden behind a copper beech hedge. The property encompasses approximately three-quarters of an acre of private grounds, bordered by open countryside. The house and its naturalistic garden, with minimal formal planting, blend effortlessly into the surrounding woodland. Immediately behind the house, a spacious paved terrace extends to a gently sloping lawn that leads to a "wild area" planted with a variety of meadow flowers blooming from April to September.

Further beyond, the grounds include a mature woodland with an ancient Devon bank and a stream that marks the rear boundary. This woodland stretches along both sides of the house, featuring various mature broadleaf species, including several tall oaks that provide shade to the eastern and western edges. Adjacent to the wildflower area is a charming studio which has electric and internet connections, providing the opportunity to use as a home office or as a secluded summerhouse. Further into the woodland area is a useful garden store/shed.

The property is accessed via an L-shaped, brick-paved parking area providing access to the integral double garage and also extends along the front and one side of the house. A paved path encircles the property, linking the front to the rear terrace.

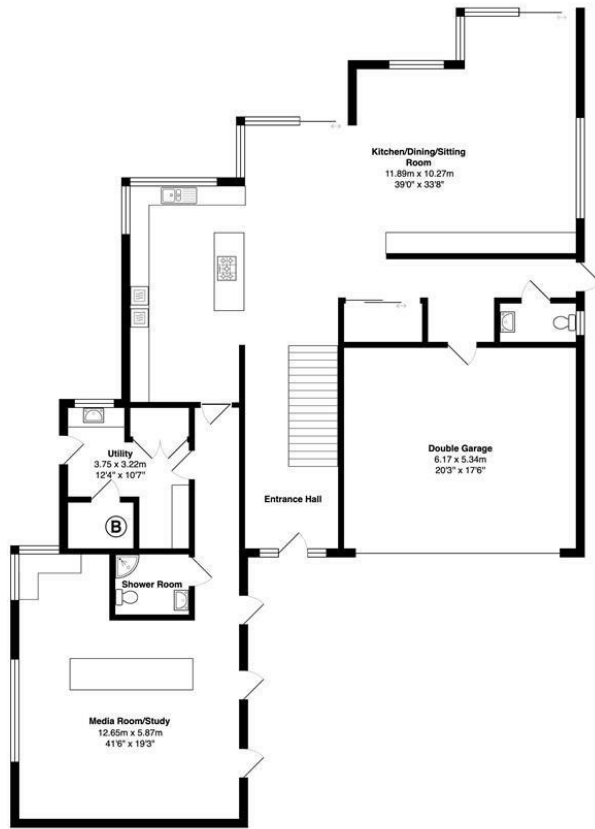
### SERVICES

Mains water, electricity, drainage and gas. Underfloor heating throughout. Photovoltaic panels. Standard and Superfast broadband connection available. Mobile signal likely outside with EE, Vodafone, Three and O2 (Ofcom)

### DIRECTIONS

From the A30 heading West, take the exit signposted Ottery St. Mary. At the roundabout, take the second exit onto the B3180, signposted Exmouth. Drive for three-quarters of a mile, then turn left onto Bendarroch Road. Follow this road for about a third of a mile, then turn right onto School Lane. Continue to the end of the lane and turn right onto West Hill Road. After another 200 yards, take the first exit at the mini roundabout. The property is located at the end of the lane.

For precise location, use what3words: ///ritual.peach.minerals



Ground Floor



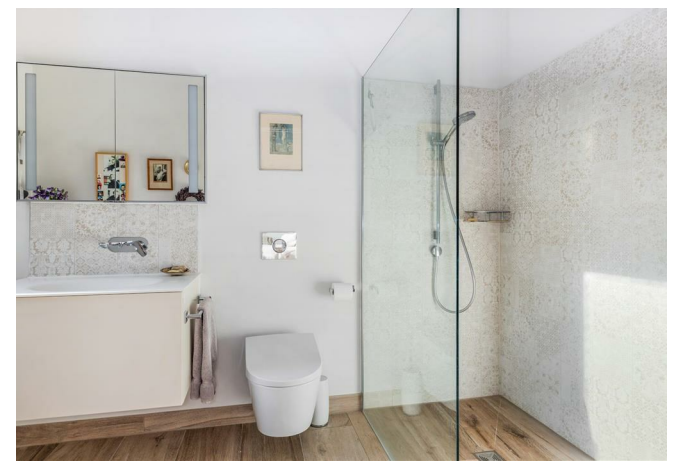
First Floor

All measurements are approximate and for display purposes only.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>94</b>	<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





**STAGS**