



Wychbury, Sandgate Lane







# Wychbury, Sandgate Lane

Wiggaton, Ottery St Mary, Devon, EX11 1PX

Ottery St Mary: 1.5 miles Sidmouth: 5.5 miles Exeter City Centre: 14 miles

Stunning five bedroom family home, set in glorious countryside, with self contained annexe, double garage, substantial driveway, heated swimming pool and 2.6 acres including a paddock. EPC E

- Beautifully presented
- Spacious Living Areas
- Outdoor Heated Swimming Pool
- Double Garage
- Freehold
- Five bedrooms
- Self contained Annexe
- Changing Room and Storage
- 2.6 Acres including Paddock
- Council Tax Band G

Guide Price £1,500,000

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## SITUATION

Wiggaton is a charming hamlet nestled in scenic countryside, featuring a handful of unique homes and a quaint church. It sits about a mile from the lively town of Ottery St Mary, just a few miles from the welcoming village of Tipton St John, and approximately five miles from Sidmouth's stunning coastline. This location offers a peaceful lifestyle with convenient access to nearby attractions.

The nearby village of Tipton St John provides a range of amenities, including a popular pub, a historic church, a primary school, and a local shop that also functions as a post office.

Ottery St Mary expands on these options, offering a selection of shops, a Sainsbury's supermarket, the esteemed Kings School, and a well-regarded primary school. For commuters, Exeter is easily accessible to the west, featuring abundant amenities, rail connections to Paddington and Waterloo, access to the M5 at Junction 30, and Exeter International Airport

## DESCRIPTION

Wychbury is a spacious, well-laid-out family home designed with practical living in mind. Inside, the home includes five sizeable bedrooms, with the main bedroom featuring its own ensuite for added privacy. The large open-plan kitchen and family room is a central feature, connecting seamlessly to the garden through double bi-folding doors. This space combines functionality and openness, providing ample room for family meals, entertaining, and everyday life. The utility room provides extra storage and laundry facilities as well as a cloakroom.

The main living room has a feature woodburning stove, yet the room is bright and expansive with doors that open to the garden, creating a natural flow to the outdoors. This room is perfect for family gatherings or quiet evenings. An additional family room or snug provides a more intimate space, ideal for casual use, a media room, or a play area.

Adding flexibility, a fully self-contained one-bedroom annexe offers accommodation for guests or extended family. This annexe has its own entrance, making it useful for independent living, or as a useful home office.





## OUTSIDE

The property sits on 2.6 acres of land, including a paddock offering flexibility for a variety of uses. The grounds feature an outdoor heated swimming pool complete with a dedicated changing room, shower facilities, and a pump house. Additionally, there is a spacious room that can be utilised as a gym or extra storage area. The property also includes a double garage.

Adding to the appeal, the property boasts a formal garden filled with mature shrubs, ponds and well-maintained borders, creating an attractive and inviting setting. A hot tub and generous patio areas enhance the outdoor living space, offering plenty of room for relaxation and alfresco dining. Surrounding the property, expansive countryside views complete the outdoor experience, delivering a sense of openness and tranquillity.

To the left of the property stands a brick-built shed housing both the wood pellet boiler and the main hot water system, with a convenient wood store beside it. From the track, there is also direct access to the rear paddock and garden area, which features sheds with potential for conversion into stables. Additionally, a gate provides easy access between the paddock and garden.

## SERVICES

The property is connected to mains water and mains electricity. Private drainage provided by a septic tank installed in 2013. Heating for the main house is supplied by a Froeling wood pellet boiler, installed in 2022, while an air source heat pump is used to heat the swimming pool. The property also features solar power systems, including a 4 kW photovoltaic (PV) panels on the house and a 3 kW PV system on the garage, along with an electric car charging point.

Broadband options include both standard and ultrafast service, offering speeds up to 1000 Mbps, and mobile coverage is available outdoors from providers EE, O2, Three, and Vodafone (verified by Ofcom). The property includes a right of access along the side, allowing the neighbour to enter their paddock to maintain hedges.

## DIRECTIONS

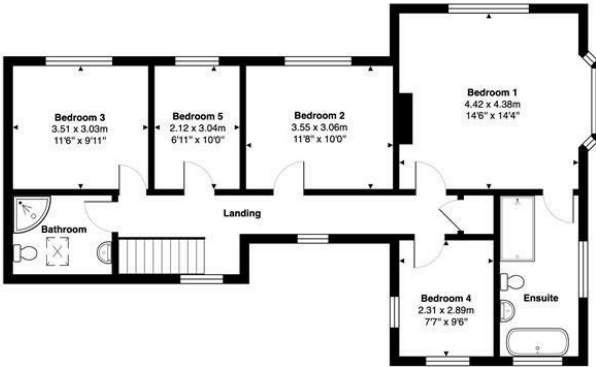
From Ottery St Mary, head south along Sidmouth Road. Once you reach Wiggaton, take a right turn past the church onto Sandgate Lane. Continue along this track for approximately 80 metres, and the property will be on the left-hand side.

The What3Words location for the property is [///riverboat.auctioned.vessel](https://www.what3words.com/riverboat.auctioned.vessel).

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Ground Floor



First Floor



Total Area: 329.1 m² ... 3542 ft²  
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) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 52      | 56        |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



