



Copperhayes, West Hill Road











# Copperhayes, West Hill Road

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

The Kings School: 1.8 miles Colyton Grammar School: 14.3 miles Ottery St. Mary: 2.3 miles Exeter: 10.8 miles

Nestled in the sought-after woodland village of West Hill this charming detached 4/5 bedroom family home offers generous living and entertaining spaces, well-proportioned private gardens, and plenty of driveway parking.

- Detached family home
- Master suite
- Private gardens
- Sun terrace
- Council Tax Band F
- Four bedrooms
- Three reception rooms
- Garage and driveway
- Freehold
- EPC C

Guide Price £950,000

## Stags Honiton

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## SITUATION

This sought-after village nestles in the East Devon countryside with its tree lined avenues. Amenities include a church, hairdresser, dentist, garage, shop, a village hall and an excellent primary school. More extensive facilities and highly regarded The King's School can be found in nearby Ottery St. Mary. Equally the well-regarded Colyton Grammar school is within 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. 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, 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

Copperhayes is a beautifully presented detached family home, offering an abundance of reception space ideal for both entertaining and everyday family living. An inviting entrance hall leads off to a cosy snug (possible fifth bedroom), while steps descend into the spacious lounge featuring a charming woodburning stove. The open-plan kitchen/breakfast room is a true highlight, flooded with natural light from skylights and patio doors that open onto the garden.

Adjacent to the kitchen, the elegant dining area with trifold doors seamlessly connects to the patio terrace—perfect for alfresco dining and gatherings. A delightful sun room at the rear of the property further enhances the extensive living space. Additional practical features include a well-appointed utility room, a home office, and a convenient downstairs WC. The property offers outstanding storage solutions, including a spacious cupboard in the lounge and additional storage off the front entrance lobby, making it perfect for family life.







## ACCOMMODATION

On the first floor, the layout splits gracefully, offering distinct areas of the home. To one side, you'll find the impressive master suite, a luxurious retreat featuring a spacious walk-in dressing room with an abundance of bespoke fitted storage. The master suite also boasts an elegant ensuite bathroom, complete with a freestanding bath, a walk-in shower and double sinks.

The remaining three generously sized double bedrooms are accessed via a second staircase, with bedroom 2 further benefiting from built-in wardrobes offering ample storage space. Completing this floor is a beautifully appointed modern family bathroom and a separate WC, ensuring convenience and comfort for the whole family.

## OUTSIDE

The gardens at Copperhayes surround the property, with expansive lawns bordered by mature hedging that ensures a high level of privacy. A variety of vibrant shrubs adds a burst of colour and charm to the surroundings. The property also boasts a delightful patio terrace, featuring a hot tub, ideal for outdoor relaxation, dining, and entertaining.

A pedestrian gate and pathway lead from West Hill Road to the front door, while electric double wooden gates open onto the driveway, offering ample off-road parking and providing access to the integral garage at the rear.

## SERVICES

All mains services connected (water metered). Gas-fired central heating.

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

## DIRECTIONS

Proceed into West Hill from Ottery St. Mary and straight over the mini-roundabout by the shop. The property is the third one on the right after the shop and there is a parking space at the front by the beech tree.





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Ground Floor



First Floor



First Floor

Total Area: 262.7 m<sup>2</sup> ... 2828 ft<sup>2</sup>

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	74	79
(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	







