



Chorley Mill



Chorley Mill West Hill Road

West Hill, Ottery St. Mary, EX11 1UZ

The King's School, Ottery. 2.2 miles Sidmouth Beach 7 miles

Superb recently refurbished home with tennis court and grounds of over half an acre.

- 4 Double bedrooms
- Triple aspect living space
- PV panels
- Tennis court
- Freehold
- Modern kitchen
- Study and utility
- Grounds of 0.52 acres
- Double garage and shed
- Council tax band G

Guide Price £850,000

Ideally situated near the heart of this highly sought-after village, the property enjoys easy access to a range of local amenities including a church, village shop, hairdresser, dentist, garage, hall, and a well thought of primary school. The renowned King's School and wider facilities can be found just a short drive away in Ottery St Mary.

Built in the late 1970s of block under a tiled roof and bought off-plan by the current owners, this much-loved home has been carefully maintained and thoughtfully updated. Recent improvements include a sleek, modern kitchen, stylish en suite, and a striking new staircase. Designed in a mid-century modern style, the property offers bright, well-proportioned rooms, generous ceiling heights, and large picture windows.

A private drive leads to a generous parking area and double garage. The gardens are a real highlight, with a level lawn wrapping around the house, a greenhouse, timber shed, and a spacious terrace ideal for outdoor entertaining. At the rear, a large patio overlooks mature, well-stocked borders and a magnificent Magnolia tree. Below, a fenced asphalt tennis court is neatly sheltered by established hedging.

The property benefits from PV solar panels, mains gas, electricity, water and drainage, along with a recently replaced gas boiler. Ultra-fast broadband is available (up to 1,800 Mbps), and mobile signal outside with Vodafone, EE, Three and O2, although data on O2 may be more limited (Ofcom).

///gravity.legwork.shipwreck





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	91
(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		

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Ground Floor



First Floor

Total Area: 167.9 m² ... 1807 ft² (excluding garage)

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