



Elmhurst, Ford Lane







Elmhurst, Ford Lane

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

Honiton 10 miles; Exeter 11 miles; Sidmouth 7 miles

A beautifully presented four-bedroom detached home set in just under an acre of landscaped grounds in the sought-after village of West Hill. EPC D

- King's School Catchment Area
- Four Double Bedrooms
- 2100 Sqft
- Freehold
- 1/3 Acre Gardens
- Large Driveway and Double Garage
- 1/2 Acre Woodland
- Council Tax Band G

Guide Price £1,200,000

Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



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 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 pebbled 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 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

Built in 1990 of brick under a tiled roof, Elmhurst is a deceptively spacious and beautifully presented home, filled with natural light and offering flexible, well-proportioned accommodation throughout. The welcoming entrance hall includes a cloak cupboard and W.C., leading into a generous dual-aspect sitting room with a bay window, French doors to the garden, and a charming feature fireplace with a wood-burning stove.

At the heart of the home is a stunning open-plan kitchen/dining room - perfect for entertaining. This stylish space features contemporary units, high-quality Neff appliances, marble-effect worktops, and a solid oak-topped breakfast bar. A Scandinavian-style wood-burning stove and attractive Karndean flooring add warmth and style, while large windows provide lovely garden views. A separate utility room includes space for laundry appliances and a fitted fridge-freezer. The ground floor also offers a spacious office, ideal for working from home or use as a playroom or occasional fifth bedroom.

Upstairs are four comfortable double bedrooms, all enjoying garden views. The master suite features built-in wardrobes and a sleek en-suite shower room, while the guest bedroom also benefits from its own en-suite. A modern family bathroom serves the remaining bedrooms.





OUTSIDE

The property is accessed via a generous gravelled driveway, offering ample off-road parking for multiple vehicles. A large double garage is equipped with power, lighting, and twin electric doors.

The gardens are landscaped and ideal for gardening enthusiasts, while also offering ample space for children to play. Extending to approximately 0.3 acres at the front and rear, the gardens feature a variety of mature plants, shrubs, and trees that provide year-round colour and interest. The rear garden includes a spacious paved patio, a feature pond, and a pergola draped in mature wisteria, an ideal setting for outdoor dining and summer entertaining, with a strong sense of privacy and tranquillity.

A footbridge at the end of the garden leads to a private wooded copse of around 0.5 acres, a peaceful haven for local wildlife.

SERVICES

All mains services connected. Full double glazing. Gas central heating. Standard and Superfast broadband available. Mobile signal likely outside with all major networks. (Ofcom, 2025)

DIRECTIONS

What3words: ///starts.coasters.nurture





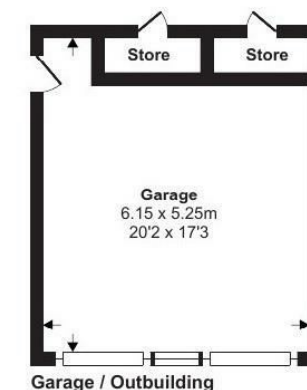
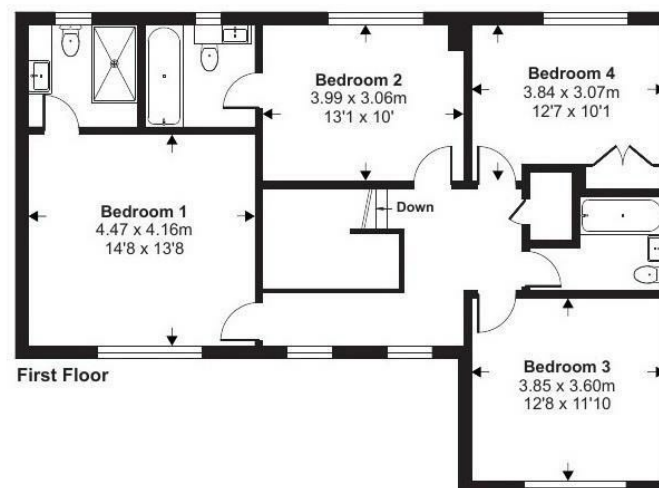
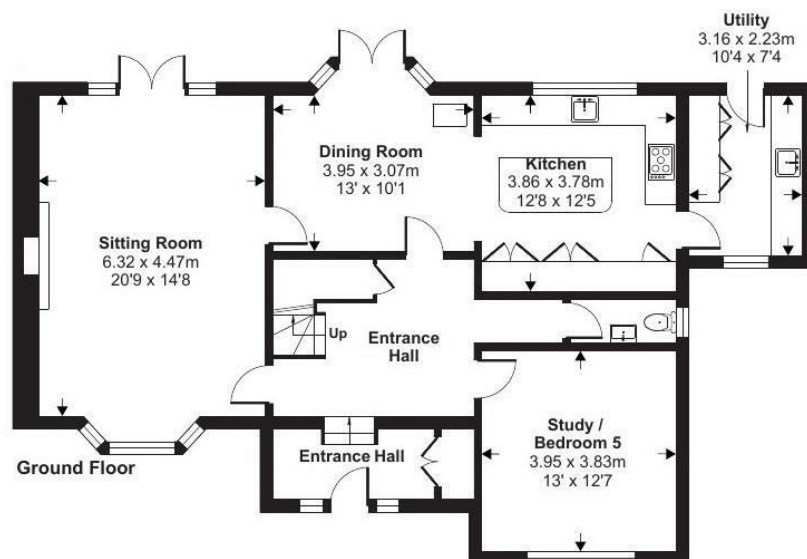
Approximate Area = 2104 sq ft / 195.4 sq m

Garage = 312 sq ft / 28.9 sq m

Outbuildings = 30 sq ft / 2.7 sq m

Total = 2446 sq ft / 227 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1301145



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		79
(81-91) B		
(69-80) C	67	
(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



