



Ridgeway Dairy Farm



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Ridgeway, Ottery St. Mary, EX11 1DX

The Kings School 1.2 miles; Exeter Airport 8.5 miles; Sidmouth 6.5 miles

A four bedroom family home with two bedroom annexe offering flexible accommodation, close to the town centre.

- Kings School Catchment
- Off Road Parking and Garage
- Accessible Location
- Council Tax Band D
- Two Bedroom Annexe
- No Onward Chain
- Freehold
- EPC D

Guide Price £675,000

SITUATION

Ridgeway sits on the northern edge of Ottery St Mary, known for its historic church and the well-regarded Kings School. A wide range of shops, pubs, restaurants, a large Sainsbury's, leisure centre, and health centre are all within walking distance. Nearby Honiton offers more amenities and a train station on the Exeter-London Waterloo line. Exeter Airport is just 8 miles west via the A30, and the Jurassic Coast at Sidmouth lies a short drive to the south.

DESCRIPTION

On the ground floor is a welcoming living room, enjoying pleasant views over the back garden, and a well-proportioned dining room. The kitchen is fitted with a range of base and wall units, integrated appliances and a kitchen island. This leads through to a useful utility room with downstairs shower room and access to outside. Off this is a good sized study/ fifth bedroom.

Upstairs, the first floor comprised three double bedrooms and a further good sized fourth bedroom, all served by a well-appointed family bathroom.

ANNEXE

Off the main property is a single-storey annexe, with its own access from the outside, offering superb flexibility for multi-generational living or guest accommodation. The annexe has two bedrooms, a bathroom, and its own kitchen and living room, offering privacy and independence from the main residence.

OUTSIDE

The property benefits from two driveways, one offering sheltered parking. A single garage provides useful extra storage space or additional parking.

To the right of the property, steps lead down to the annexe access and there is a small lawned area with pond. A path leads round the back of the annex to the main garden, which includes lawned space and a patio seating area bordered with mature shrubs and bushes. There is also a garden shed, greenhouse and rear pedestrian access to the garage.

The main garden can be accessed through the study, as well as through a gate from the left-hand driveway.

SERVICES

All mains services connected. Gas fired central heating. Standard, Superfast and Ultrafast broadband available. Good outdoor mobile signal with all major networks (Ofcom, 2025).

What3Words: ///upper.drumbeat.harmony





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		
(49-54) E	57	70
(21-48) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 1589 sq ft / 147.6 sq m
Annexe = 598 sq ft / 55.5 sq m
Outbuilding = 169 sq ft / 15.7 sq m
Total = 2356 sq ft / 218.8 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). © nrichcom 2025. Produced for Stags. REF: 1333844