

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 us 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















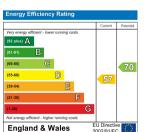




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