



Greenacre West Hill Road



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West Hill, Ottery St. Mary, EX11 1UZ

The King's School, Ottery: 2.2 miles Ottery St. Mary: 2.6 miles Exeter: 11.4 miles Sidmouth Beach: 7 miles

Detached family home set within award-winning landscaped gardens

- Five Bedrooms
- Three Receptions
- Award-winning gardens
- Double garage
- EPC D
- Bespoke Kitchen
- Study & Utility
- Ample parking
- Freehold
- Council Tax Band G

Guide Price £900,000

SITUATION

This sought-after East Devon village offers local amenities including a primary school, church, shop and village hall, with further facilities in nearby Ottery St Mary and excellent schooling options such as The King's School. The area enjoys easy access to Exeter, Honiton and the coast, with Woodbury Common, golf and country clubs, and popular seaside towns all within easy reach.

DESCRIPTION

A welcoming storm porch opens into a light and spacious entrance hall, giving access to all principal ground floor rooms. The bespoke kitchen, fitted with locally crafted units, features granite worktops, tiled flooring, an under-counter fridge, integrated dishwasher and a Stoves electric oven with induction hob and extractor. An open plan dining area, complete with a central breakfast bar, enjoys a front aspect, while a useful utility room provides additional storage, plumbing for appliances, space for a large fridge/freezer and door to the outside.

A separate dining room, centrally positioned, overlooks the flourishing front garden and connects via double doors to the sitting room. This dual-aspect reception room spans the width of the property and enjoys a focal gas fire and patio doors leading onto the garden. Completing the ground floor is a useful study with built-in storage, a cloakroom and storage cupboard.

Upstairs an airy landing gives access to five bedrooms. Three generous double bedrooms, each with fitted wardrobes and views of the front garden, including two with stylish en suite shower rooms. Two further bedrooms and a large family bathroom fitted with bath, separate shower, heated towel rail and modern demisting mirror complete the accommodation.

OUTSIDE

Outside, the gardens are a true feature of the property. Awarded the prestigious Wildlife Garden Award by the Devon Wildlife Trust, they include terraced lawns at the rear with steps up to a shed and a composting area. A pathway from the rear garden meanders down through an array of mature shrubs and flowerbeds reaching the front garden which features a lawn, tranquil pond and patio seating area creating an idyllic spot for outdoor relaxation. Approached via wooden gates, the driveway leads a large area of parking with space for turning in addition to a detached double garage with electric doors, power connected and a recently renewed roof.

SERVICES

Mains electric, water and drainage. Oil fired central heating.

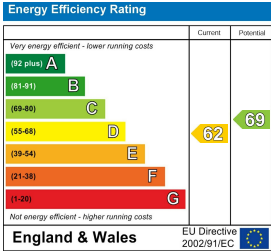
DIRECTIONS

What 3 Words: ///baseless.prepared.headsets





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