





# Thrushes Anvil, Windmill Lane, West Hill

Guide Price £600,000

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Thrushes Anvil was built in 1986 in the mature Windmill Lane cul-de-sac, standing on the outskirts of this prestigious woodland village with excellent local amenities which include convenience store/post office and a highly regarded primary school. The surrounding countryside offers excellent walking and horse riding facilities and the A30 dual carriageway is within easy reach providing swift access to the Cathedral city of Exeter, M5 and the coast.

This unique detached house enjoys light, spacious and well-proportioned accommodation and has been thoughtfully designed with a reverse-level layout to take full advantage of the lovely views. The front entrance porch brings you into the reception hall on the upper floor, which leads to cloakroom/WC and hallway to all other rooms on this floor. Glazed doors lead to the spacious, dual aspect sitting room with feature fireplace and patio doors leading onto a balcony which offers privacy and uninterrupted views. The open plan layout leads to the dining area and kitchen, which continues the light and airy feel. The recently fitted kitchen has a range of cupboards and drawers both at base and eye level, electric hob, built in double oven, large sink with mixer tap and wooden worktops throughout. There is also plenty of room for modern appliances and a family sized breakfast table and chairs.

The master bedroom is situated on the upper floor and is another dual aspect large double room with a luxury en-suite consisting of shower, basin and WC.

Stairs lead to the lower floor where there is a large airing cupboard and all other bedrooms. Bedrooms 2, 3, and 4 are all large double rooms and all offer views over the rear garden, Bedroom 5 is also a double and leads into the sun room and onward into the rear garden. The spacious family bathroom is fitted with a stylish white suite comprising of a stand-alone bath with shower over, basin and WC. The walk in wardrobe room could also be used as a small single room, nursery or office space. The property benefits from double glazing throughout and is fitted with a modern oil fired central heating system.

The property is approached through double gates, via a long tarmac drive from Windmill Lane, to a turning area in front of the detached garage which is fitted with an electrically operated up and over door. The rear garden is a lovely size, predominantly laid to lawn with a large paved patio area providing plenty of room to enjoy outdoor dining/entertaining. The garden enjoys an excellent degree of privacy and seclusion and is a blank canvas to be landscaped to required taste. The total site area amounts to approximately a quarter of an acre.

West Hill is an appealing and individual village with a mini-supermarket at its heart which is open long hours and includes a post office. There is also a pretty church, high achieving modern primary school, village hall, garage, hairdresser, dentist and bus services. The town of Ottery St Mary is about 2 miles away with the renowned King's School, medical centre, local amenities, independent shops and a Sainsbury's supermarket. It is also home the renowned annual 'Tar Barrels' event. Exeter and the M5 (about 8 miles) are easily reached along the A30 dual carriageway. Honiton with station (Waterloo-Exeter) is about 8 miles and the coast at Sidmouth about 6 miles.


**VIEWING** By prior appointment with Redferns on 01404 814306

**SERVICES** We understand all mains services are connected with the exception of gas.

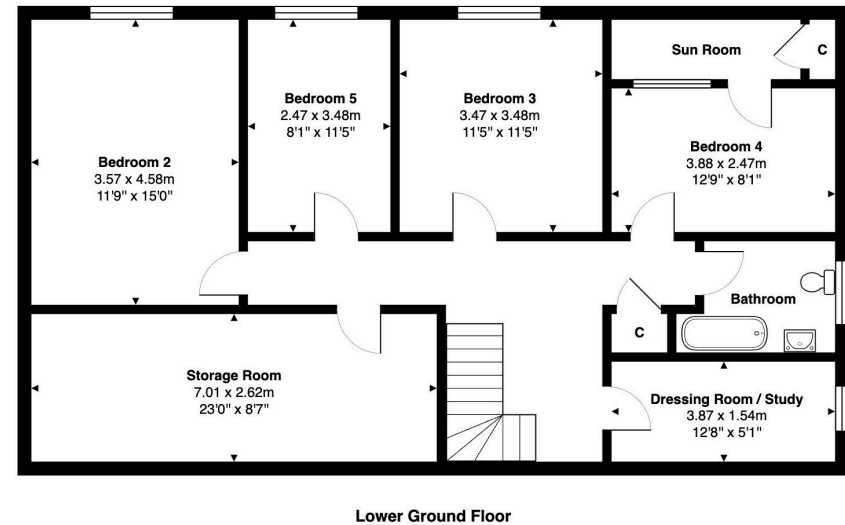
**OUTGOINGS** Council Tax Band G

**TENURE** Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	73	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Bright and spacious detached house
- 5 bedrooms
- Large secluded garden
- Basement storage room
- Council Tax Band G
- Open plan kitchen/diner
- Master bedroom with En-suite
- Double garage with electric door
- Balcony
- EPC Rating - TBC



Ottery St. Mary  
Exeter  
Sidmouth

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