



Estate Agents | Valuers  
Residential and Commercial  
Sales and Lettings

**Redfern's**  
estate and letting agents



# 1 Pinewood Grove Bendarroch Road, West Hill

Guide Price £995,000

5 3 3





Pinewood Grove was built in 2007 to the highest specification in a thoughtful, very spacious design to create a superb family home, situated in this prestigious woodland village. The excellent local amenities are easily accessible, including the convenience store and highly regarded Primary School, both within walking distance. The A30 dual carriageway is within easy reach, providing swift access to the Cathedral City of Exeter, M5 and the coast. The surrounding woodland offers excellent walking facilities.

The property boasts beautifully presented, well-proportioned accommodation and briefly comprises an impressive reception hall creating a lovely first impression with a cloakroom/WC. The kitchen/breakfast room is truly stunning, being open plan and leading through to an orangery with a vaulted ceiling, feature oak beams and pleasant garden outlooks. This is a superb area for families to cook, dine and socialise together. The kitchen is luxuriously appointed with an extensive range of modern cupboards and drawers both at base and eye level, whilst incorporating modern quality appliances and a Rangemaster-style cooker. The attractive solid granite worktops extend to create a breakfast bar counter, and there is room for an additional family-sized dining table and chairs.

The utility room offers further storage and appliance space. There is a spacious office that would lend itself as a formal dining room for more formal occasions if preferred. The large sitting room has a feature fireplace with a wood-burning effect gas fire and French doors leading directly into the south-facing rear garden.

On the first floor are five double bedrooms, two benefiting from an en-suite facility and a family bathroom, all fitted with stylish white suites and contemporary tiles. The property benefits from double glazing throughout and a modern high-pressure gas central heating system.

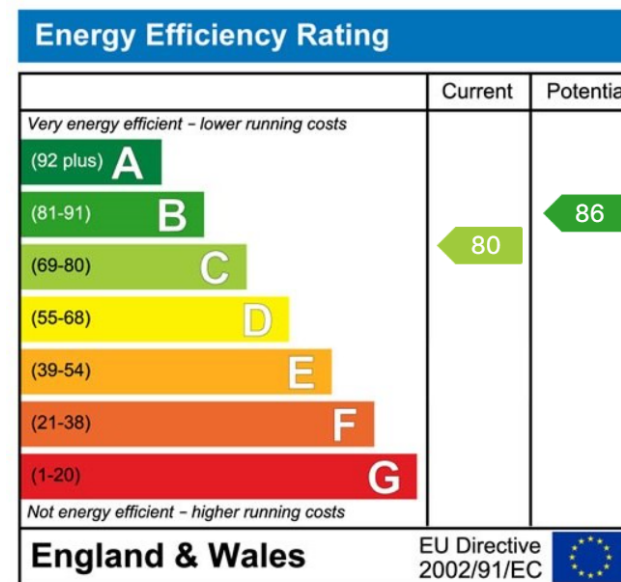
The rear garden is fully enclosed and is thoughtfully landscaped with a substantial Indian stone paved patio providing plenty of room to enjoy outdoor dining/entertaining in this lovely setting. There is an expanse of lawn with bordering flowerbeds bursting with a variety of specimen plants and shrubs, creating a range of colour throughout the year. A large studio provides the current owners with a garden gym, but would also provide an ideal garden office for those working







- Spacious and beautifully presented family home
- Quality fixtures and fittings
- Office / formal dining room
- Family bathroom
- Prestigious woodland village location
- Impressive kitchen / dining room and orangery
- Sitting room with feature fireplace
- FIVE double bedrooms two ensuite
- South facing garden with garden studio
- Must be seen



Ottery St. Mary  
Exeter  
Sidmouth

**01404 814 306**  
**01392 984 511**  
**01395 512 544**

[www.redfernsproperty.co.uk](http://www.redfernsproperty.co.uk) | [sales@redfernsproperty.co.uk](mailto:sales@redfernsproperty.co.uk)



Redferns is a trading name of Redferns Ottery St Mary Limited. Registered in England and Wales 48170778. Registered office 8 Mill Street, Ottery St Mary, EX11 1AD