



East of   
ESTATE AGENTS

Wotton Lane  
Lympstone OIEO £900,000



# Wotton Lane

## Lympstone OIEO £900,000

A superb detached 4 bedroom family home of generous proportions, located in the highly sought after village of Lympstone. Presented to an extremely high standard throughout this immaculate home offers at the heart of it, a wonderful open plan kitchen/living/dining space with bi-fold doors open to the large beautifully maintained gardens.

Immaculate Detached property | 4 bedrooms  
principle with ensuite & Juliette Balcony | Open plan  
kitchen/diner with bi-fold doors | Beautiful south west  
facing country gardens | Outdoor dining terrace |  
Sitting room | Conservatory | Driveway and garage |  
Approx 0.5 acre plot | Garden BBQ Lodge/hut

### DESCRIPTION

A superbly presented detached four-bedroom family home of generous proportions, nestled in the picturesque setting of Wotton Lane, on the fringes of the highly sought-after village of Lympstone. This immaculate residence is finished to an exceptionally high standard, seamlessly blending modern elegance with practical living.

At the heart of the home lies a stunning open-plan kitchen, living, and dining space, where bi-fold doors invite an abundance of natural light and provide effortless access to the expansive, beautifully maintained gardens-perfect for entertaining or relaxing in complete privacy. The ground floor further boasts a welcoming sitting room, a charming conservatory, a utility room, and a convenient ground-floor WC.





Upstairs, the four well-appointed bedrooms offer comfort and style, with the principal en-suite bedroom enjoying a Juliette balcony, overlooking the landscaped gardens-a serene retreat to start and end your day.

Outside, the property benefits from ample off-road parking for several vehicles, as well as an integral garage, providing further practicality and storage.

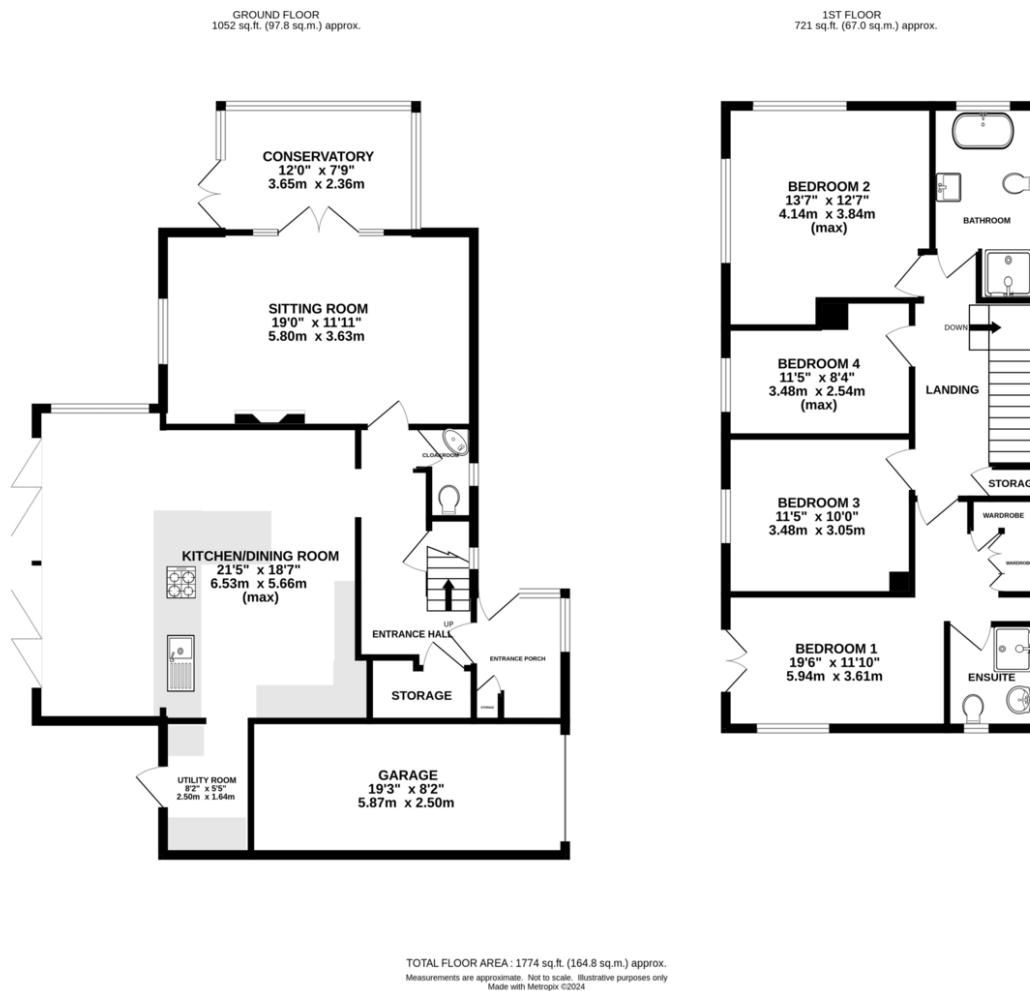
### GARDENS & OUTDOOR SPACE

The large, beautifully landscaped gardens are a true highlight of this home. Thoughtfully designed with a combination of lush lawns, mature planting, and well-tended flower beds, the outdoor space offers both tranquility and versatility. Whether you're hosting summer gatherings on the patio terrace, enjoying alfresco dining, or simply unwinding in the serenity of nature, the gardens provide the perfect setting.

### LOCATION

Situated on the fringes of the highly desirable village of Lympstone, this home enjoys the perfect balance of countryside charm and modern convenience. Lympstone is a thriving, picturesque village, known for its stunning estuary views, vibrant community, and excellent local amenities. The village offers quaint pubs, independent shops, a local school, and scenic walking and cycling routes along the Exe Estuary Trail. With easy access to Exeter and Exmouth, as well as superb transport links, including a nearby train station, this is a prime location for those seeking both a peaceful lifestyle and excellent connectivity.





The graph shows this property's current and potential energy rating.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



**EXETER OFFICE**  
18 Southernhay West Exeter EX1 1PJ  
Tel: 01392 833999  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**EAST DEVON OFFICE**  
61 Fore Street Topsham Exeter EX3 0HL  
Tel: 01392 345070  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
Main Road Exminster EX6 8DB  
Tel: 01392 833999  
enquiries@westofexe.co.uk  
www.westofexe.co.uk

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