



**East of**   
ESTATE AGENTS

**Church Stile Lane**

Woodbury £675,000



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Located in the heart of Woodbury, this beautifully extended thatched cottage combines timeless character with contemporary family living. Offering four bedrooms, including a ground floor bedroom with adjacent shower room and a stunning principal suite with vaulted ceiling, private staircase, and ensuite—an ideal adult retreat. The heart of the home is a spectacular open-plan kitchen/living/dining space with bi-fold doors opening to a landscaped garden and dining terrace, perfect for entertaining. A spacious family sitting room with inglenook fireplace, exposed beams, and a separate study adds further charm.

Charming Period Residence | 4 Bedrooms | Period Feature and Modern Kitchen with Bi-Fold Doors | Beautiful Gardens with Decking | Downstairs Bedroom and Study | Master Bedroom with En-Suite | 3 Bathrooms | Off Road Parking | Central Woodbury Location |

## DESCRIPTION

This exceptional and deceptively spacious thatched cottage offers the perfect blend of period charm and modern family living. Thoughtfully extended and beautifully presented, the property offers four double bedrooms and a series of flexible, light-filled living spaces ideal for contemporary lifestyles. A true highlight is the breathtaking open-plan kitchen-living-dining room—an impressive space designed for both everyday family life and entertaining, complete with bi-fold doors opening onto a dining terrace and wonderfully planted landscaped gardens beyond. The kitchen is finished to an exceptional standard, flowing effortlessly into generous living areas bathed in natural light. At the heart of the original cottage lies a cosy yet elegant and spacious family sitting room, featuring an inglenook fireplace and character beams, with a door leading to a useful study space.





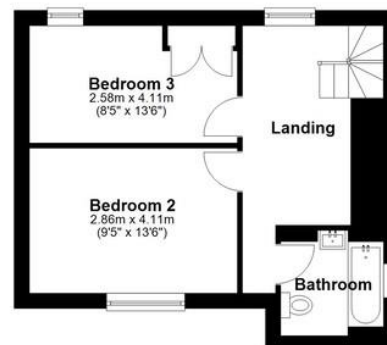
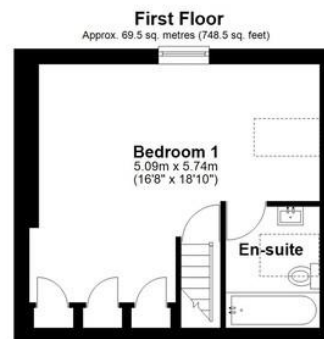
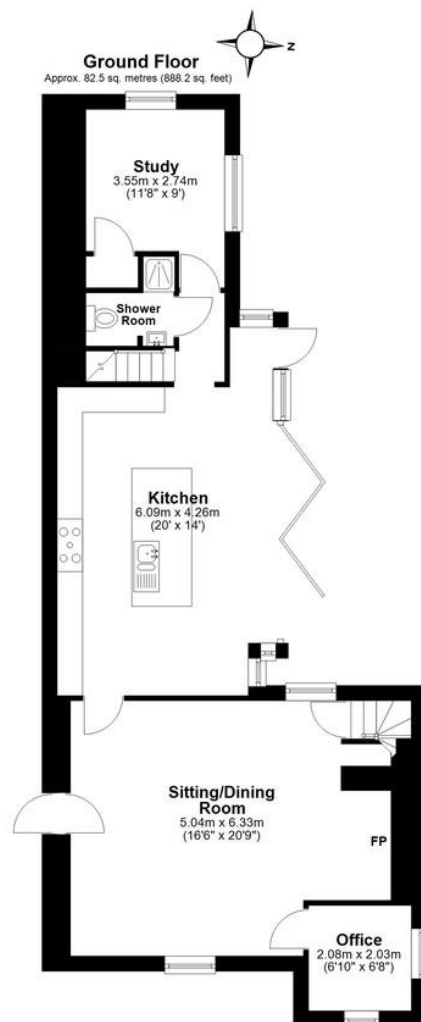
One double bedroom is located on the ground floor, served by a stylish adjacent shower room-ideal for guests or multigenerational living. From the sitting room a charming winding staircase leads to a first-floor landing large enough to serve as a study or recreation area. Here you'll find two further double bedrooms and a well-appointed family bathroom. Accessed via its own private staircase, the stunning principal suite is a peaceful retreat, with vaulted ceilings, an abundance of light, and a luxurious ensuite bathroom-your own adults' sanctuary tucked away from the main house. Outside, the exceptional gardens are a true delight-landscaped and beautifully planted, offering colour and interest throughout the seasons. Off-road parking spaces add convenience to this rare find in such a central village location. This truly special home offers space, style, and character in equal measure, all just a short walk from village amenities, excellent local schools, and the stunning East Devon countryside and coast.

### LOCATION

Situated amidst the beautiful East Devon countryside, the charming village of Woodbury offers the perfect balance of rural tranquillity and community spirit. Just a short drive from Exeter, Exmouth, and the stunning Jurassic Coast, Woodbury enjoys a prime location with excellent access to both coast and city. Steeped in history and character, the village features a thriving community with a range of local amenities including a highly regarded primary school, two popular pubs, a community shop, post office, church, and a well-used village hall. The surrounding area is ideal for outdoor enthusiasts, with miles of scenic countryside, Woodbury Common, and nearby coastal paths offering fantastic walking, cycling, and nature-watching opportunities. Woodbury also benefits from good transport links, with Exeter International Airport and mainline rail connections nearby, making it well-connected for both business and leisure travel. With its strong sense of community, outstanding natural beauty, and convenient location, Woodbury is one of East Devon's most desirable and picturesque villages-offering a peaceful lifestyle without compromise.







Total area: approx. 152.1 sq. metres (1636.7 sq. feet)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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