



East of 
ESTATE AGENTS

Lower Broad Oak Road
West Hill £1,650,000

Lower Broad Oak

West Hill £1,650,000

An exceptional detached country house set in 2.96 acres in the sought-after woodland village of West Hill. Blending classic elegance with a striking burnt larch-clad extension, the home offers 5 bedrooms, 2 reception rooms and 3 bathrooms. With paddock, barn and landscaped gardens, this prestigious residence combines privacy, rural charm and modern refinement in a prime East Devon location.

DESCRIPTION

This Distinguished Country Residence is nestled within the Heart of the highly sought after, Woodland village of West Hill, East Devon. Set within approximately 2.96 acres of beautifully established grounds, this exceptional detached country house presents a rare opportunity to acquire a substantial family home in this highly popular East Devon village. Combining classic proportions with contemporary architectural flair, the property offers a seamless blend of rural tranquillity and refined modern living.

Approached via a private driveway, the residence unfolds into an impressive and versatile layout, featuring five generous bedrooms, two reception rooms, and three well-appointed bathrooms. At its heart, a recent architect-designed extension elegantly clad in high-quality burnt larch timber adds striking character and a bold modern contrast to the traditional country setting, creating a unique focal point for both family life and entertaining. The interior spaces are bathed in natural light, with expansive windows framing views of the gardens and stunning surrounding countryside. Formal reception rooms provide an air of sophistication, while more informal living areas encourage relaxation and connection with the outdoors.

ACCOMMODATION

Step into a beautifully designed home where space, light, and thoughtful details come together effortlessly. At the centre is a striking 34-foot open-plan area combining the kitchen, living, and dining spaces - perfect for everyday family life and entertaining alike. This expansive area is finished with wooden flooring and a vaulted, timber-clad ceiling, while bi-fold doors lead directly out to a sunny terrace, creating a seamless indoor-outdoor connection.

The stylish kitchen is both functional and refined, featuring a large central island with breakfast bar seating, fully equipped with high-end integrated appliances, including Neff dual ovens, an induction hob, a built-in microwave, and an American-style fridge/freezer. A walk-in pantry offers extra storage, and there's also a separate utility room for additional appliances and household needs. The adjacent living area is a cosy retreat with a wood-burning stove, while the generous dining



space is ideal for gatherings with family and friends. On the ground floor you'll find the principal bedroom suite which is generously proportioned and opens via French doors to the garden. Additionally, it benefits from its own dressing room and a luxurious en-suite bathroom complete with both bath and walk-in shower. A further spacious downstairs shower room adds extra convenience as well as a versatile study/snug.

On the first floor there are four further double bedrooms, one of which benefits from its own dressing room. The first floor also includes a stylish family bathroom, complete with a bathtub and separate corner shower.

GARDEN AND GROUNDS

The grounds extend to just under three acres, offering a rare degree of privacy and scope. A paddock and substantial barn provide excellent equestrian or lifestyle opportunities, while sweeping lawns, woodland boundaries and landscaped areas form an enchanting setting for this prestigious home. Positioned in one of East Devon's most desirable villages-renowned for its leafy avenues, thriving community and proximity to both Exeter and the Jurassic Coast-this property represents the perfect balance of seclusion and accessibility. A residence of true distinction, this West Hill home is ideally suited to those seeking a lifestyle of space, privacy and timeless quality.

LOCATION

West Hill is a highly sought-after woodland village, prized for its community spirit, excellent primary school and leafy surroundings. The A30, M5 and Exeter are all within easy reach, with direct rail links, Exeter Airport, and the market towns of Ottery St Mary and Honiton close by. A perfect balance of rural charm and superb connectivity.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: F

Council: East Devon District Council

Parking: Ample Parking

Garden: C.2.96 Acres

Electricity: Mains

Heating: Oil

Water supply: Mains

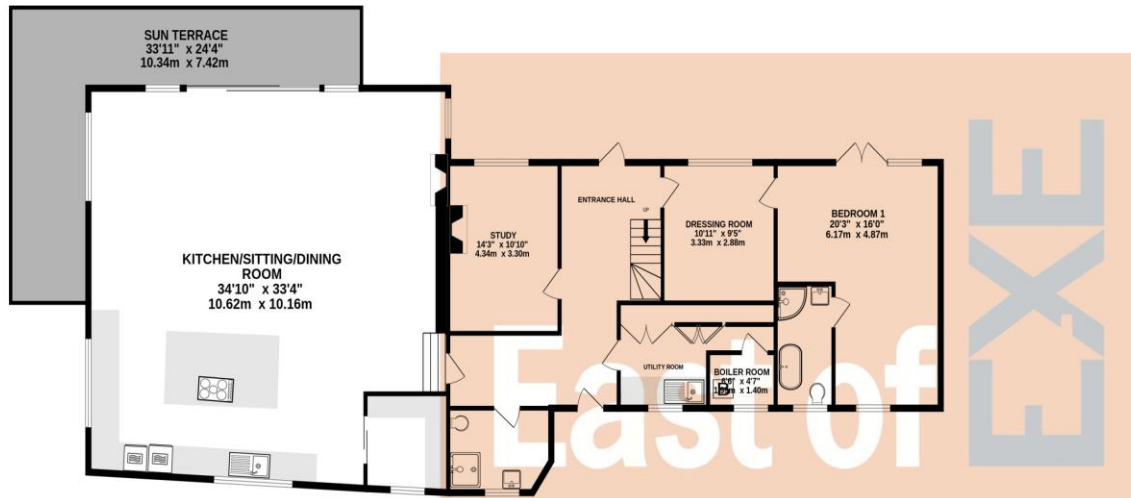
Sewerage: Mains

Broadband: Full Fibre Broadband With 1600 MPS Download & 115MPS Upload

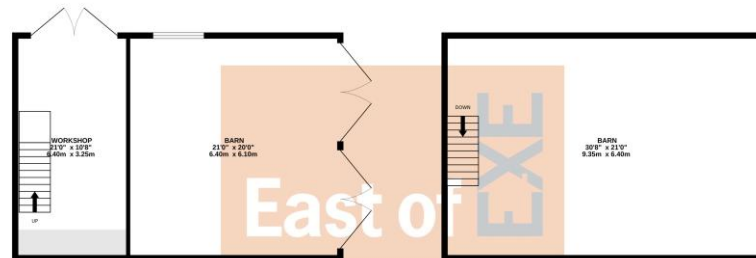
Mobile Signal: Several networks currently showing as available at the property including.. EE & Vodafone



GROUND FLOOR
2141 sq.ft. (198.9 sq.m.) approx.

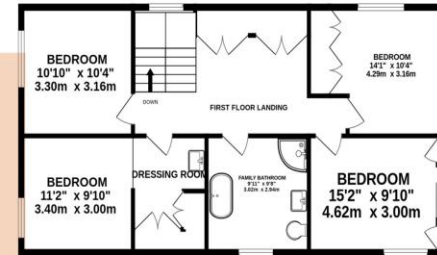


GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1287 sq.ft. (119.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
©2023 East of Exe

1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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