





# Metcombe Rise, Metcombe, Ottery St. Mary, EX11 1ST

Guide Price £329,950

2 1 1





Metcombe Rise is a mature and desirable road on the outskirts of the increasingly popular village of Tipton St John, surrounded by glorious East Devon countryside but only a few minutes walk from the excellent local amenities, including the highly regarded Primary School. The property also benefits from being within the King's School catchment area.

The property itself is tucked away in the corner and combines light-filled interiors, generous gardens, and endless potential. The welcoming hallway sets the tone, flowing into a spacious sitting/dining room, where a large window floods the space with natural light and a feature fireplace with a wood-burning stove that creates a cosy focal point. The kitchen has been recently refurbished, being tastefully updated, offering sleek cabinetry, stylish tiled splashbacks, modern appliances, and direct access to a handy side porch – perfect for muddy boots after a countryside walk. The master bedroom is a peaceful retreat, with plenty of room for bedroom furniture, and the second enjoys patio doors opening straight onto the rear garden – perfect for indoor/outdoor living. A large modern bathroom with a white suite benefits from both a bath and a separate shower cubicle. The property is fully double-glazed and has a modern gas central heating system.

Outside, this home truly shines. Sitting on a corner plot, the gardens wrap around three sides of the property. Predominantly laid to lawn and bordered by mature hedging, they offer both privacy and space to extend (STP). The rear garden enjoys a sunny south-westerly aspect, making it the ideal spot to relax on summer afternoons. There's a large summer house, a garden shed and a wood store. The large driveway allows plenty of room for several vehicles and access to the garage.

Tipton St John is a pretty village offering a very good primary school, church, excellent pub, village hall and bus service. Ottery St Mary, with its many shops, including Sainsbury's supermarket, schools and amenities, is about 3 miles away, as is the coastal resort of Sidmouth. Exeter is about 14 miles. Tipton enjoys a lovely countryside location with walks along the banks of the River Otter, together with cricket and tennis clubs

VIEWING By prior appointment with Redfern's 01404 814306

DIRECTIONS What3words:///gathering.ratio.roofs

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band C

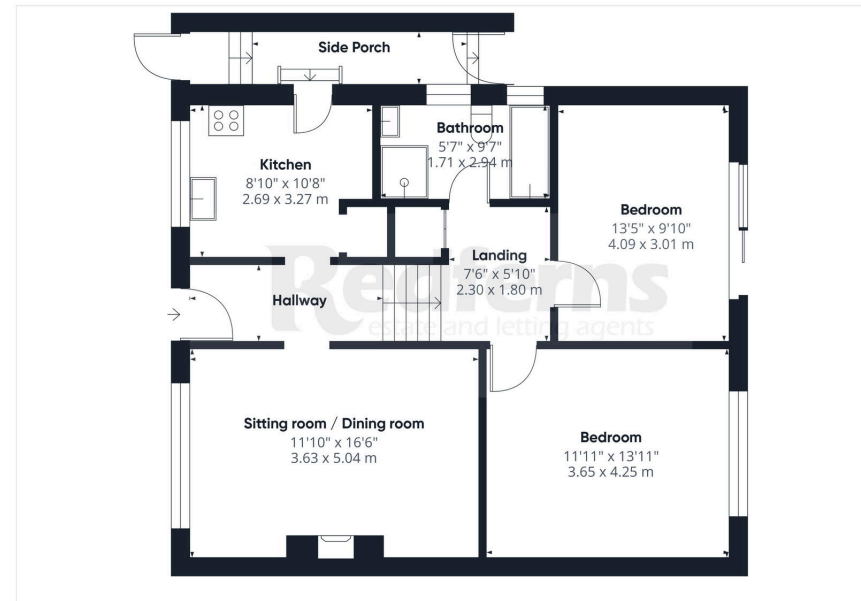
TENURE Freehold







- Situated in a desirable area
- Large sitting/dining room with wood burning stove
- Two large double bedrooms
- Spacious bathroom
- Secluded rear garden of a south westerly aspect
- Spacious reception hall
- Recently refurbished kitchen
- One of the bedrooms with doors to the rear garden
- Large driveway and garage



Ottery St. Mary  
Exeter  
Sidmouth

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