



Elsdon Lane, West Hill, Ottery St. Mary, EX11 1UB

Guide Price £649,950

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Tucked away in a desirable and convenient position close to the centre of this prestigious woodland village of West Hill, this well presented detached bungalow offers both comfort and practicality, along with a wonderful sense of space.

The welcoming entrance hallway, complete with two built-in cupboards, leads through to the heart of the home. The spacious kitchen/dining room is fitted with a stylish range of wall and base units, complemented by oak-effect worktops. An integrated fridge/freezer and dishwasher are included, along with a Cuisinemaster freestanding cooker and cooker hood. Tiled flooring completes this functional yet attractive space, perfect for both everyday living and entertaining. The dual-aspect lounge is a real highlight – a light and airy room with sliding doors opening onto the garden, creating a seamless indoor-outdoor feel. A wood-burning stove adds warmth and character, making this the perfect spot to relax all year round. There are three well-proportioned bedrooms, with the master benefiting from built-in wardrobes, plus a modern family bathroom suite. The property also benefits from gas central heating and double-glazed windows throughout.

A large gravel driveway provides ample off-road parking and leads to a generous double garage with light and power. To the side, an external utility room adds extra practicality. The front garden is well stocked with a range of mature shrubs and trees, creating an excellent degree of privacy and seclusion. A greenhouse supports the productive vegetable plot, pleasing any keen gardener. The rear garden is a delightful feature, mainly laid to lawn and interspersed with mature shrubs. A paved patio provides the perfect space for al fresco dining, while a brick-built outbuilding with light and power offers excellent versatility with potential for a studio, gym or garden office.

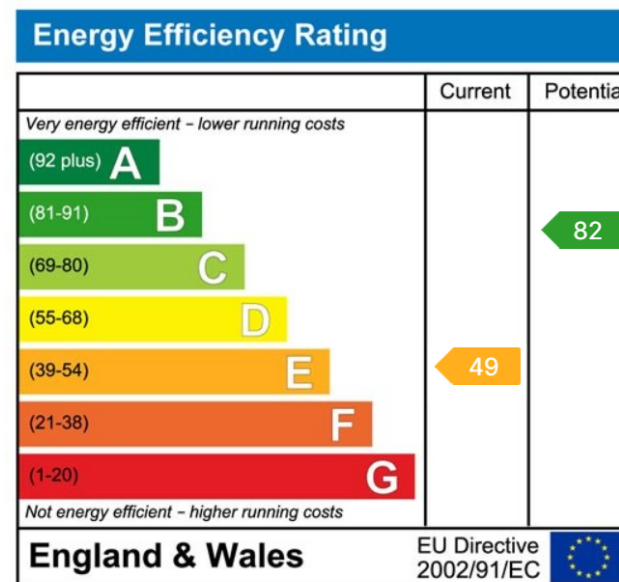
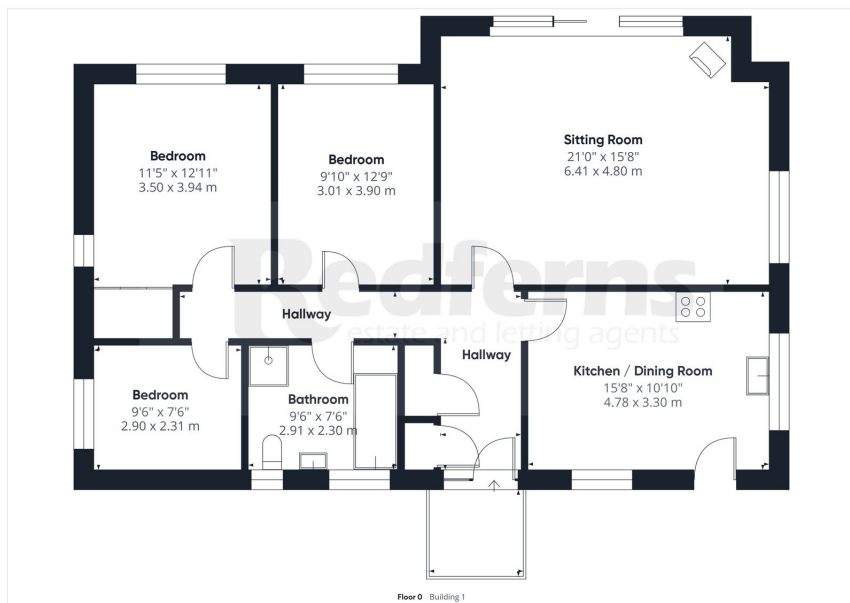
West Hill is a highly regarded East Devon village, celebrated for its attractive wooded surroundings and collection of distinctive homes. The village combines a tranquil setting with everyday convenience, offering amenities such as a shop, garage, church, dentist, hairdresser, village hall and an excellent primary school. Regular bus services provide easy links to both Ottery St Mary and Exeter.

Ottery St Mary, just a short distance away, caters for a broader range of shops and services and is home to the well-respected King's School. For city life, Exeter is only 11 miles to the west, boasting extensive shopping, dining, leisure and cultural attractions. The A30 is close by, providing straightforward access to Exeter Airport, the M5 and, to the east, Honiton – which offers a direct rail connection to London Waterloo.





- Deceptively spacious
- Large sitting room
- Bathroom
- Double garage
- Convenient location
- Kitchen/dining room
- Three bedrooms
- Utility room
- Secluded plot



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