



West Hill

Guide Price £850,000

4 3 3



This substantial property has been a much-loved family home since the 1970s and is situated on the edge of a prestigious woodland village with local amenities including a convenience store/post office and a highly regarded primary school. The A30 dual carriageway is within easy reach providing swift access to the Cathedral city of Exeter, M5 and the coast, meaning commuting is a viable option from this idyllic setting.

The house itself enjoys well-proportioned accommodation briefly comprising; reception hall with cloakroom W.C leading to the kitchen/breakfast room which is well equipped and is the heart of the home with a range of fitted cupboards and drawers with space for modern appliances and plenty of room for a breakfast table and chairs allowing family and friends to cook, dine and socialise together. The utility/boot room provides additional storage and plumbing for appliances with direct access to the rear garden. The dining room and sitting room are both a good size with a feature archway defining the two areas, whilst thoughtfully integrating to continue a social environment on more formal occasions. The sitting room has a feature fireplace and a patio door overlooking the lovely gardens. The family room would lend itself as a home office if required and opens onto the lovely sunroom, again enjoying a pleasant outlook over the landscaped garden.

On the first floor are four bedrooms, all with fitted wardrobes, pleasant views and two benefit from ensuite facilities. There is also a family bathroom which would benefit from a refurbishment. This family home has been well maintained over the years and has the benefit of a modern gas central heating system, uPVC double-glazed windows along with PV (solar) panels creating an efficient home to run.

The property is approached via a 5 bar timber gate opening onto a substantial driveway which allows off-road parking for several vehicles including room for a boat caravan etc and access to the double garage with light and power. There is a large timber store and workshop. There is also an alarm with security cameras. The front and rear gardens will please any keen gardener, bursting with a variety of specimen plants, shrubs and trees creating a vast array of colour and interest throughout the year. The rear garden has a large expanse of lawn allowing children plenty of space to run and play, whilst the gardens have raised beds, a vegetable and herb garden, a greenhouse and a garden shed. The summer house and paved terraces provide plenty of room to enjoy outdoor dining/entertaining in the summer months whilst admiring this mature garden.

VIEWING By prior appointment with Redfern 01404 814306

DIRECTIONS What3words///insiders.only.crumple

Coming from our office in Ottery St Mary, head towards West Hill. On entering the village, proceed along West Hill Road until you see a fork in the road, to the right, signposted Bendarroch Road. Take this turning and continue to the top until you reach the crossroads. Turn left onto the B3180 and continue along for approximately half a mile. High Range will be signposted on your left hand side. If you get to West Hill Road on the left, you have passed it.

TENURE Freehold

SERVICES We understand mains services are connected. (Solar PV Panels)

OUTGOINGS Council Tax Band F

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property.

2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use.

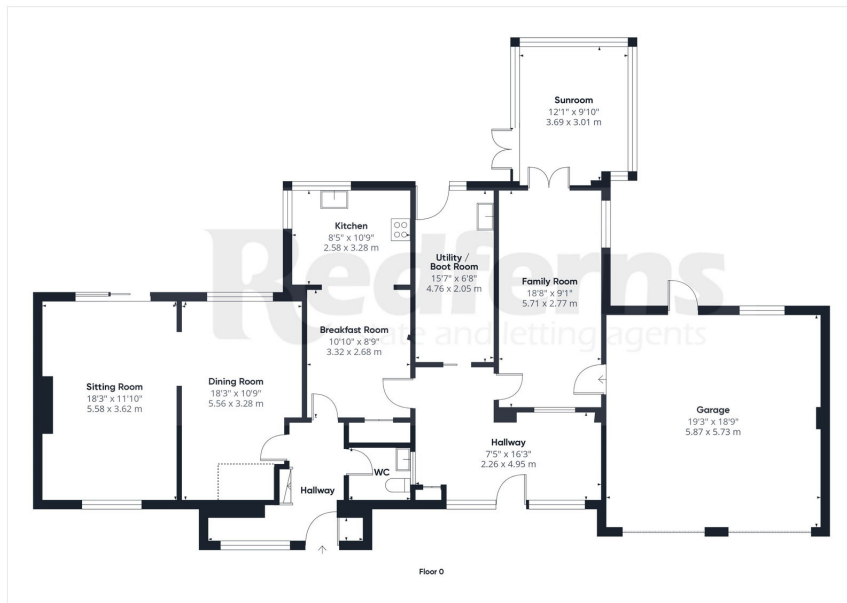
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser.

4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn.

5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

6. Descriptions of a property are inevitably subjective but we endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will be pleased to check or clarify information.





- Spacious family home
- Kitchen / Breakfast Room
- Utility / Boot room
- Four Bedrooms two with ensembles
- Landsaped gardens plot size 0.4 of an acre
- Reception hall with cloakroom WC
- Sitting room and Dining room
- Family room and Sunroom
- Driveway and double garage
- Prestigious location



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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