



Finches, Lower Broad Oak Road, West Hill

Guide Price £765,000

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This highly versatile chalet provides a comfortable home for both families and retired occupants alike. Situated in this prestigious woodland village, it is accessible with a range of excellent amenities including a highly regarded primary school, a convenience store/Post Office and an active village hall. The surrounding countryside provides an idyllic setting whilst major roads are easily accessible, providing swift access to the Cathedral City of Exeter, M5, and the coast.

The property itself enjoys deceptively spacious but well-proportioned accommodation which has been meticulously maintained over the years. The adaptable and thoughtful layout creates an opportunity for multi-generational and independent living if required. The reception hall has a cloakroom W.C. and the kitchen/breakfast room is comprehensively fitted with oak cupboards and drawers both at base and eye level whilst incorporating modern appliances including an eye level combined microwave/oven with a single oven below, a fridge-freezer, an inset gas hob and a dishwasher. A solid granite worktop is complemented by a solid oak breakfast bar and workstation providing plenty of room for food preparation that would please any keen cook, with a large utility room offering additional storage and appliance space. The formal dining room has access to the conservatory enjoying lovely garden outlooks. A spacious dual-aspect sitting room has patio doors onto the veranda and a feature fireplace has an inset wood burner creating a more cosy atmosphere on a winter evening.

A ground-floor double bedroom has an ensuite shower room and built-in wardrobes. There is a study/workshop and a large integral double garage with light and power.

On the first floor are four good size bedrooms with the master bedroom being particularly spacious with a full bathroom ensuite and plenty of built-in wardrobes and storage. There is also another office and a large family bathroom. This lovely home has a modern gas central heating system and double glazing throughout.

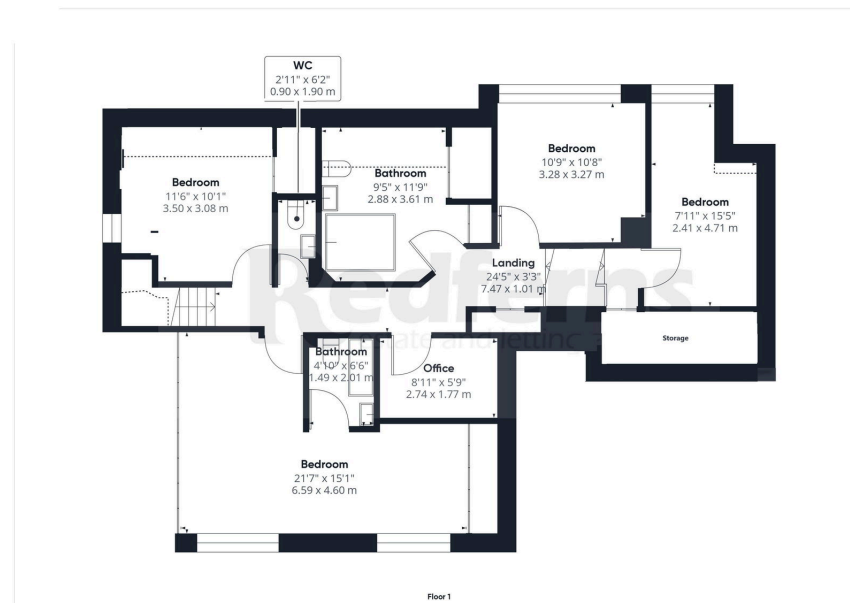
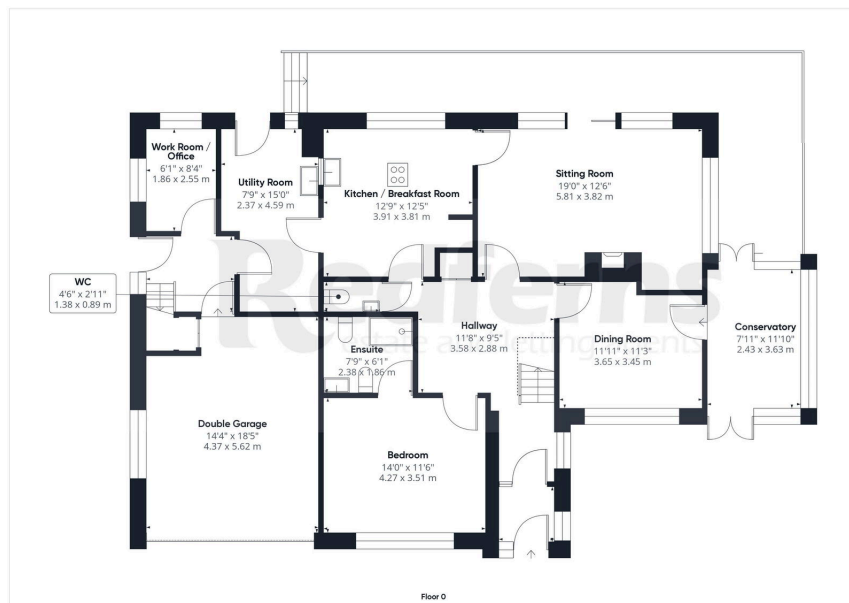
Finches is situated at the end of a private driveway and has room for several vehicles with access to the double garage via a remote-operated electric up-and-over door. The wonderful gardens wrap around the home and would delight any keen gardener with an extensive range of mature specimen plants, shrubs and trees that create a range of colour and interest throughout the seasons. The vegetable garden and substantial fruit cages help to provide fresh homegrown goodness and the large garden shed/workshop with light, power and an outdoor gardeners double drainer sink with mains water perfect for hobbies or arts and crafts. There is plenty of room for children to run and play and places to play hide and seek. The veranda allows family and friends to enjoy outdoor dining/entertaining in the summer months whilst admiring this superb garden and idyllic setting with a lovely feeling of seclusion and privacy. The principal garden benefits from a southerly aspect to take full advantage of the sun throughout the day. The total plot extends to 0.41 of an acre.

In all a substantial and highly adaptable home with beautiful gardens that must be seen to be appreciated.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Deceptively spacious chalet
- Dual aspect sitting room with wood burner
- Utility room and workshop and office
- Four further bedrooms (one ensuite)
- Beautiful gardens and grounds
- Reception hall with cloakroom W.C.
- Well appointed kitchen/ breakfast room
- Ground floor bedroom with ensuite
- Master bedroom with bathroom ensuite
- Prestigious woodland village location



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