



1 Pinewood Grove, Bendarroch Road, West Hill, Ottery St. Mary, EX11 1UU

Guide Price £950,000

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Pinewood Grove was built in 2007 to the highest specification in a thoughtful, very spacious design to create a superb family home, situated in this prestigious woodland village. The excellent local amenities are easily accessible, including the convenience store and highly regarded Primary School, both within walking distance. The A30 dual carriageway is within easy reach, providing swift access to the Cathedral City of Exeter, M5 and the coast. The surrounding woodland offers excellent walking facilities.

The property boasts beautifully presented, well-proportioned accommodation and briefly comprises an impressive reception hall creating a lovely first impression with a cloakroom/ WC. The kitchen/breakfast room is truly stunning, being open plan and leading through to an orangery with a vaulted ceiling, feature oak beams and pleasant garden outlooks. This is a superb area for families to cook, dine and socialise together. The kitchen is luxuriously appointed with an extensive range of modern cupboards and drawers both at base and eye level, whilst incorporating modern quality appliances and a Rangemaster-style cooker. The attractive solid granite worktops extend to create a breakfast bar counter, and there is room for an additional family-sized dining table and chairs. The utility room offers further storage and appliance space. There is a spacious office that would lend itself as a formal dining room for more formal occasions if preferred. The large sitting room has a feature fireplace with a wood-burning effect gas fire and French doors leading directly into the south-facing rear garden.

On the first floor are five double bedrooms, two benefiting from an en-suite facility and a family bathroom, all fitted with stylish white suites and contemporary tiles. The property benefits from double glazing throughout and a modern high-pressure gas central heating system.

The rear garden is fully enclosed and is thoughtfully landscaped with a substantial Indian stone paved patio providing plenty of room to enjoy outdoor dining/entertaining in this lovely setting. There is an expanse of lawn with bordering flowerbeds bursting with a variety of specimen plants and shrubs, creating a range of colour throughout the year. A large studio provides the current owners with a garden gym, but would also provide an ideal garden office for those working from home.

The property is approached via electrically operated double gates leading onto a tarmac and brick paved driveway providing off-road parking for several vehicles and access to the attached double garage with light and power and a remotely operated door.

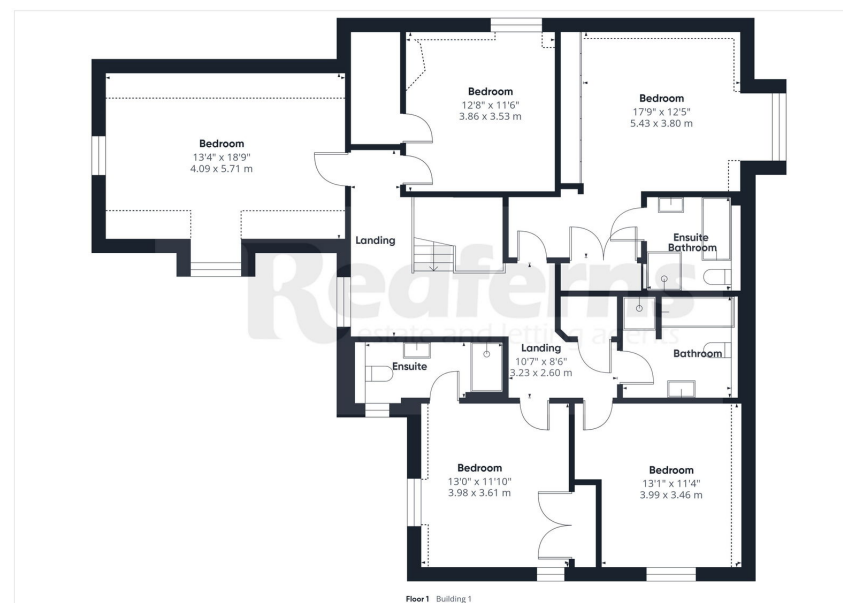
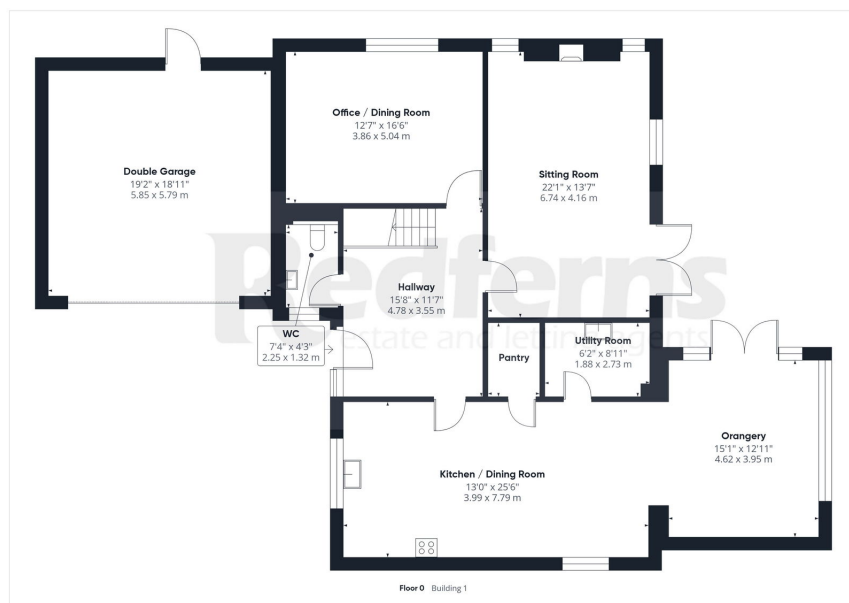
West Hill is an appealing and individual village with a mini-supermarket at its heart, which is open long hours and includes a post office. There is also a pretty church, a high-achieving modern primary school, a village hall, a garage, a hairdresser, a dentist and bus services.

The town of Ottery St Mary is about 2 miles away with the well-known King's School, medical centre, Sainsbury's supermarket and other shops/amenities. Exeter and the M5 (about 8 miles) is easily reached along the A30 dual carriageway. Honiton with station (Waterloo-Exeter) is about 8 miles, and the coast at Sidmouth is about 6 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Spacious and beautifully presented family home
- Quality fixtures and fittings
- Office / formal dining room
- Family bathroom
- Prestigious woodland village location
- Impressive kitchen / dining room and orangery
- Sitting room with feature fireplace
- FIVE double bedrooms two ensuite
- South facing garden with garden studio
- Must be seen



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