



West Hill, Ottery St Mary

Guide Price £1,250,000

5 2 2



A secluded and substantial residence situated on the fringes of this desirable and prestigious woodland village. The excellent local amenities are easily accessible, including the convenience store and a highly regarded Primary School. The A30 dual carriageway is within easy reach, providing swift access to the Cathedral City of Exeter, the M5 and the coast.

This wonderful property is a fine example of 1930s architecture with well-proportioned rooms, high ceilings and feature fireplaces. This comfortable family home would benefit from some updating and has huge potential to extend in a variety of ways, subject to the necessary planning permissions/ consents. The light and airy accommodation briefly comprises; reception hall with a cloakroom W.C leading to the kitchen/breakfast room which is well equipped with an extensive range of traditional cupboards and drawers and a walk-in larder providing plenty of storage space. This spacious room is designed in a farmhouse style with a large family-sized breakfast table and chairs in the centre, creating a sociable environment for family and friends to cook, dine and socialise together. There is a dining room for more formal occasions, offering the potential to combine the rooms to create a huge open plan room if preferred. The sunroom enjoys a lovely garden outlook and is another space to enjoy the idyllic setting. The large dual aspect sitting room has a feature fireplace, creating a cosy atmosphere in the winter months.

On the first floor are five bedrooms, a shower room and a family bathroom. The Master suite is another large dual aspect room with pleasant views and connects with bedroom five, which is ideal as a nursery or office. The house has an oil-fired central heating system and UPVC double glazing throughout. The large loft space offers potential for additional accommodation or simply a useful storage area.

Approaching the property sets a grand first impression with a long drive leading to both the integrated and detached garages with light and power, with a central roundabout all lined with specimen shrubs and trees. The gardens and grounds are a real feature of this wonderful home set in 1.6 acres with an abundance of mature plants, shrubs and trees that not only provide a range of colour and interest throughout the year but also a feeling of seclusion and privacy. There are large areas of lawn allowing plenty of room for children to run and play, a copse, an orchard and formal gardens. There is an ideal area for a pony if required, and stables which require attention show the potential to create an equestrian lifestyle. Other outbuildings include a Victorian-style lean-to greenhouse and various sheds.

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.

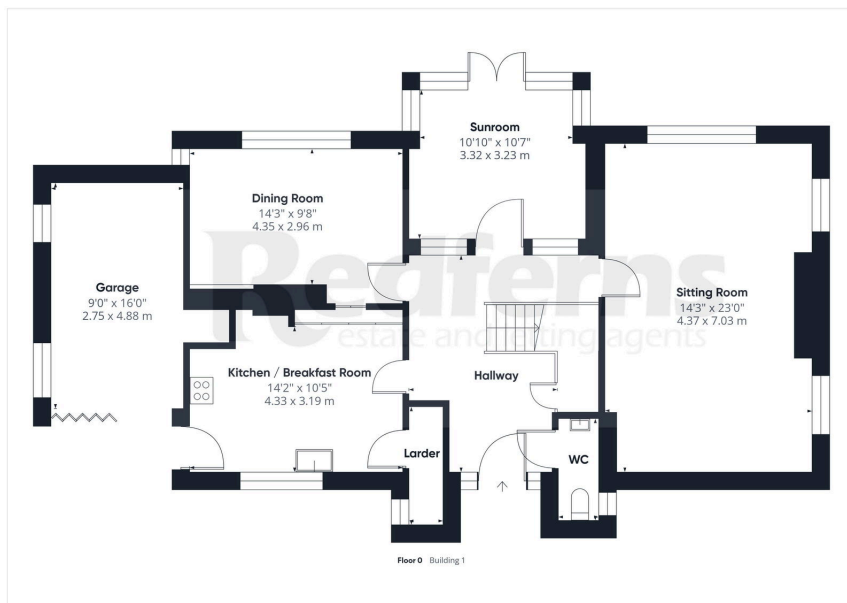
VIEWING By prior appointment with Redferns on 01404 814306

DIRECTIONS What3words:///global.unloads.protected

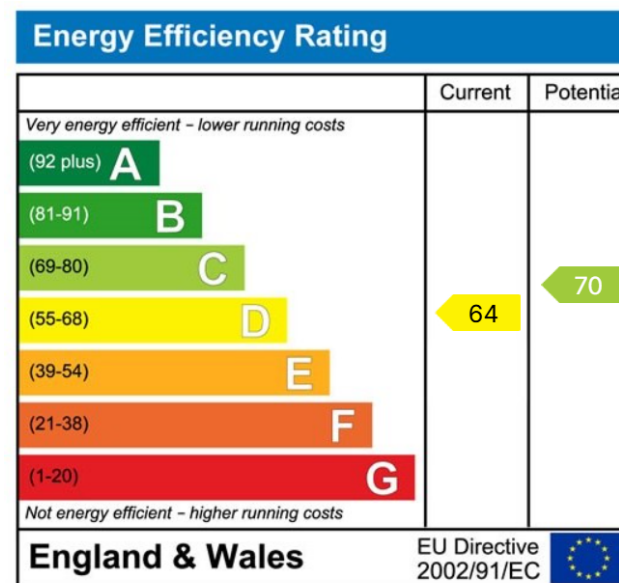
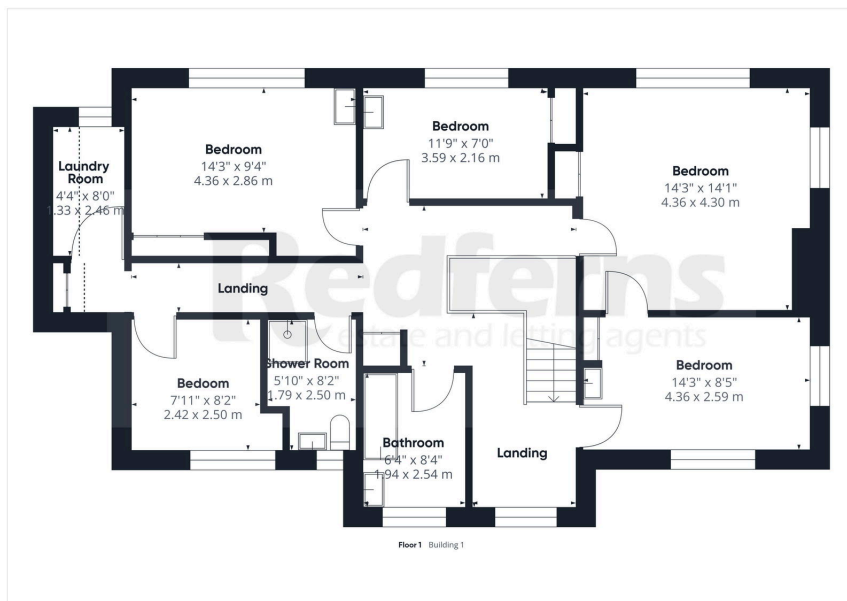
SERVICES Mains electricity & water is connected. Private drainage. Oil-fired central heating.

OUTGOINGS Council tax band G





- A 1930s detached house
- Spacious rooms
- Kitchen/breakfast room
- Dining Room
- Dual aspect sitting room
- Five bedrooms
- Bathroom and a shower room
- Stunning gardens and grounds
- Prestigious village location
- Huge potential to extend



Ottery St. Mary
Exeter
Sidmouth

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