



**Muttersmoor Road, Sidmouth, EX10 8RH**

Guide Price £1,150,000

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This attractive detached residence is presented to an excellent standard throughout and enjoys a stunning outlook to the surrounding countryside. The property, which was built in 1993, is situated in a peaceful position adjoining the rear section of Sidmouth Golf Course and features panoramic countryside views to the front. The position truly offers the best of both worlds as the property is located just in excess of a mile to Sidmouth's Esplanade and the town centre whilst enjoying an immediate rural surrounding.

The accommodation is versatile, superbly proportioned throughout and enjoys a wealth of natural light, with many rooms benefitting from a dual aspect. A partially glazed, panelled hardwood front door opens onto a welcoming entrance hallway with attractive oak effect flooring. There are two superb reception rooms on either side of the hallway. The living room is a charming, triple aspect, reception space with a large bay window overlooking the side, two windows to the front, and glazed French doors opening onto southerly facing patio area with the rear gardens beyond. There is also an electric wood effect fire with a stone surround and hearth and a timber mantle above. The dining room is another pleasant reception space with a dual aspect. A large bay window overlooks the front enjoying splendid countryside views and two further windows to the side. The kitchen/breakfast room is another dual aspect space with windows overlooking the rear gardens and a glazed door that provides direct access. The kitchen offers a stylish range of base and wall mounted units with Corian worksurfaces and a selection of integrated appliances which includes a Neff eye level double oven, four ring electric hob, and undercounter dishwasher, fridge. The kitchen units are complimented by attractive tiled flooring. The utility room is located across the hallway from the kitchen and offers a further selection of base and wall mounted units with a wide expanse of worksurfaces. There is a sink, draining board, and space and plumbing for a washing machine, tumble dryer and further appliances. The ground floor accommodation is completed by a cloakroom and a large double bedroom with a luxurious en suite shower room. Bedroom 1 is a generously sized double room that enjoys a dual aspect overlooking the rear gardens and features a good selection of fitted storage. The adjoining en suite has been modernised in recent years and comprises a large walk-in shower with a fully tiled surround. A wash basin with surrounding vanity unit and fitted storage, a low level wc and a heated towel rail.

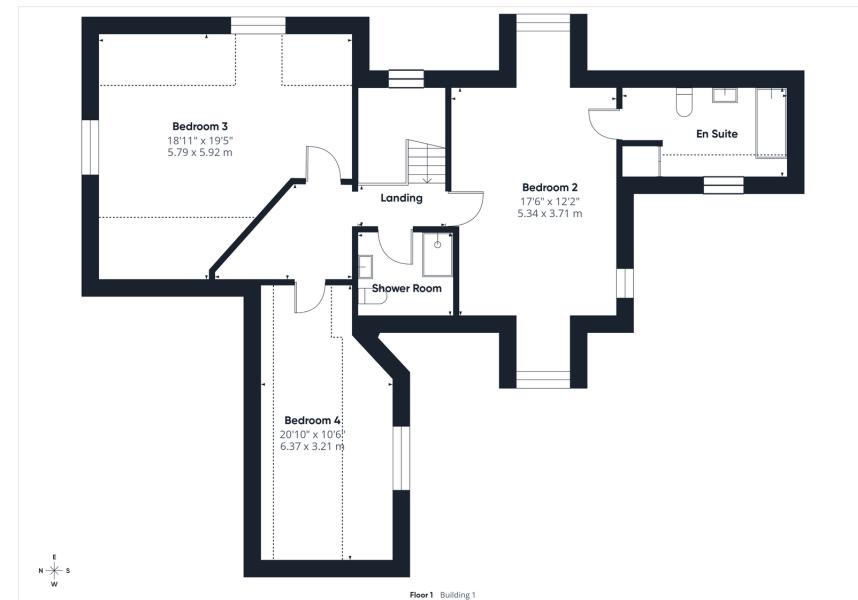
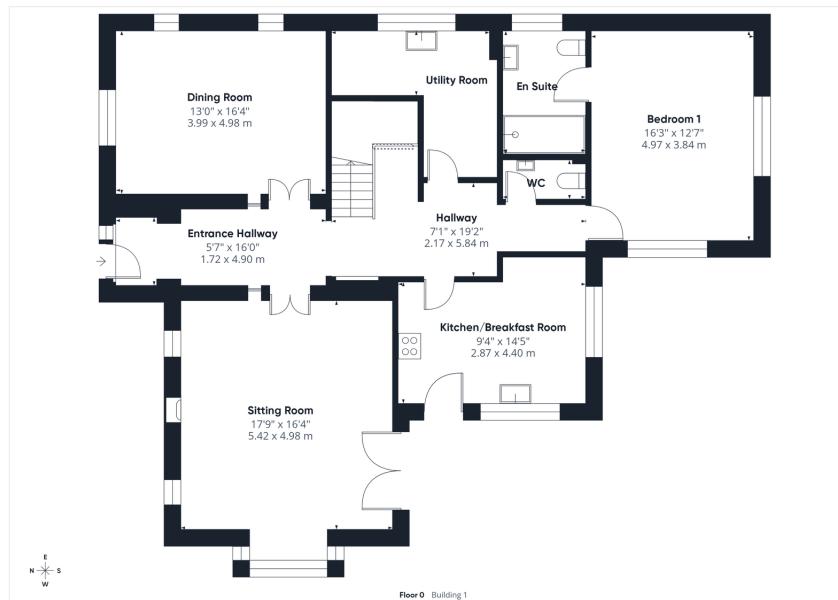
Stairs with a gorgeous oak balustrade with glass panels rise to the first floor landing with a velux skylight above. Bedroom 2 is another large double bedroom with an extensive amount of fitted wardrobes and enjoy a triple aspect overlooking Sidmouth golf course and the surrounding areas. There is a spacious en suite bathroom comprising a panelled bath with mixer tap and shower head, a pedestal wash basin and a low level wc with a concealed cistern. Bedroom 3 is another double room with a good range of fitted storage and a dual aspect which includes far reaching countryside views to the front. Bedroom 4 is presently used as a study and occasional guest room with two large southerly facing velux skylights that overlook the golf course. The shower room comprises a large corner shower cubicle, a wash basin inset with fitted storage cupboard, a low level wc with a concealed cistern and a heated towel rail.

The property is approached over a tarmac driveway, which accommodates off road parking for several vehicles and provides access to the detached double garage and a path that leads to the front door and around both sides of the property. The double garage features an electric roll up door, power and light. In addition, there are two windows and a pedestrian door that provides additional access. A sweeping lawn covers the majority of the front gardens which are afforded a great deal of privacy by an established hedge that sits along the northern boundary. A timber summerhouse with a raised decking area has been thoughtfully positioned to one corner and enjoys some of the best views the property has to offer. This space is perfect for sitting out and absorbing the tranquil setting this location





- Entrance Hallway
- Two Reception Rooms
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- and Separate Utility Room
- Ground Floor Bedroom
- Three First Floor
- with En Suite Shower
- Bedrooms
- Room
- First Floor Shower Room
- Detached Double Garage
- and additional En Suite
- Beautifully tended
- Gardens
- Energy Rating TBC



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