



Ridgeway, Ottery St. Mary, EX11 1DX

Guide Price £525,000

4 2 2



Orchard Barn is situated in one of the town's most desirable locations, offering an attractive mix of individual properties tucked away from the busy streets, yet within easy walking distance of the excellent local amenities and beautiful countryside walks right on the doorstep. The property is offered for sale with the added benefit of no onward chain.

The well-proportioned and spacious accommodation begins with a useful entrance porch, which leads through to the dual-aspect dining room. This generous room provides ample space for a large family dining table and chairs and features an attractive focal fireplace with a stone surround. A versatile space, it could equally be used as a second sitting room if required. Glazed double doors lead through to the hallway. The sitting room is an excellent size and is also dual aspect, featuring a fireplace with a stone surround and offering plenty of space for a range of lounge furniture. Sliding patio doors provide access to the patio, with steps leading down to the rear garden. The kitchen is well-appointed with a comprehensive range of base and eye-level cupboards and drawers, complemented by generous work surfaces. There is a selection of integrated modern appliances, whilst still allowing space for additional freestanding appliances. The room also provides ample space for a dining or breakfast table if desired. Concluding the ground floor is a useful downstairs WC and a handy storage cupboard.

Stairs rise to the first floor, where a spacious landing provides access to four well-proportioned double bedrooms. The main bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by the family bathroom. The property further benefits from uPVC double glazing throughout and a modern gas-fired central heating system.

Externally, the property is approached via a large gravelled driveway with steps leading to the front entrance. The driveway provides off-road parking for multiple vehicles, whilst gates to the side provide access to an additional parking area and the rear garden.

The rear garden is of an excellent size and enjoys a high degree of privacy along with plenty of sunlight throughout the day. There are separate patio and decking areas, with steps leading down to an extensive lawn bordered by mature plants and shrubs. A useful basement is located beneath the kitchen and is accessed externally from the garden, whilst a useful storage shed is situated at the rear of the garden.

SERVICES All mains services are connected

OUTGOINGS Council Tax Band E

TENURE Freehold

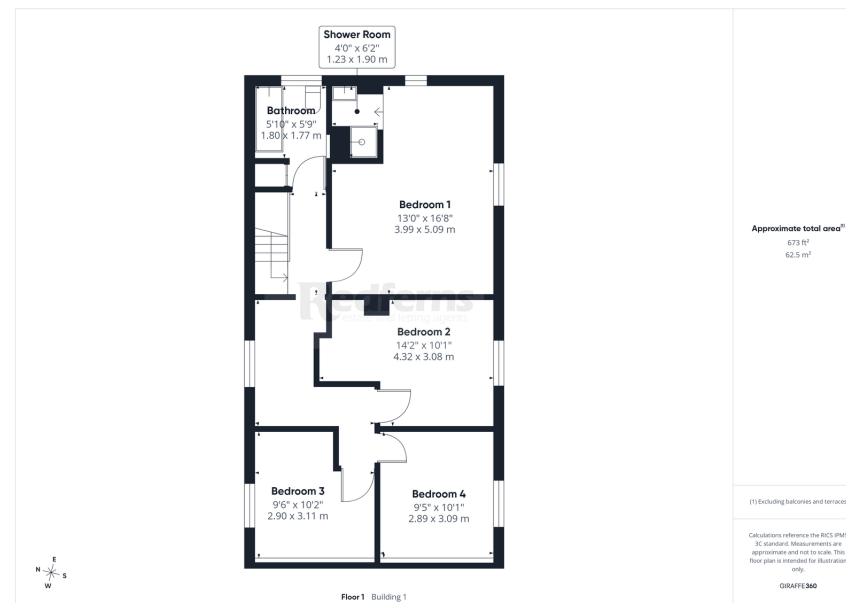
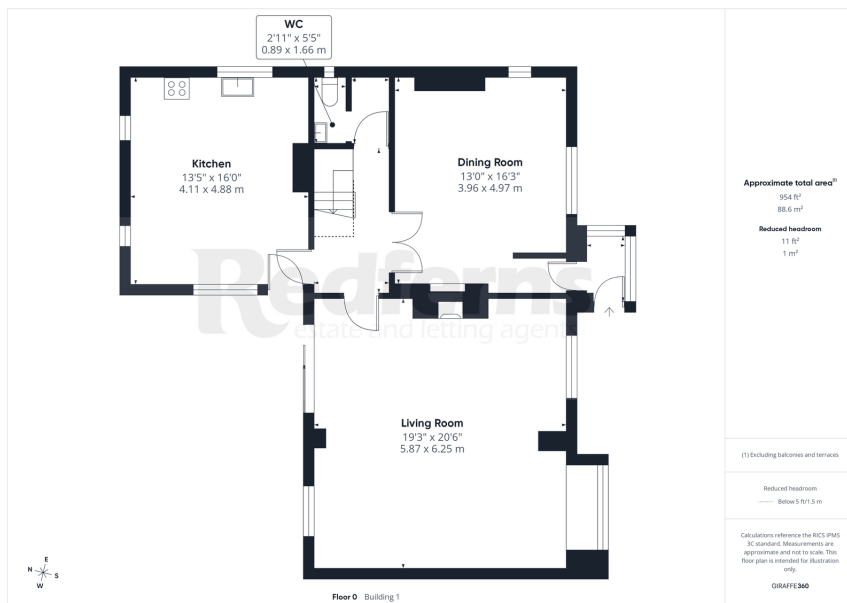
VIEWING By prior appointment with Redfern's, 01404 814306

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.





- Spacious detached family home
- Generous dual-aspect sitting room
- Well-equipped kitchen with integrated appliances
- Family bathroom and ground floor WC
- Ample off-road parking for multiple vehicles
- Sought-after tucked away location
- Separate dual-aspect dining room with feature fireplace
- Main bedroom with en-suite shower room
- Large private rear garden with patio
- Offered for sale with no onward chain



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