



Village Way, Aylesbeare, Exeter, EX5 2FF

Guide Price £550,000

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This Grade II Listed cottage is situated on the edge of this popular village. Aylesbeare is picturesque, renowned for enjoying the 'best of both worlds', being surrounded by glorious East Devon countryside, yet is within striking distance of major roads (A30 and M5), the Cathedral City of Exeter and the coast. There is an active village community and a new village pub offering Italian cuisine. The property benefits from being within the excellent West Hill primary school catchment and subsequently the renowned King's School catchment in Ottery St Mary.

The cottage itself benefits from the character of a property of this age, yet is beautifully presented in light neutral colours throughout, creating a very comfortable home for both families and retired occupants alike, with a ground-floor bedroom and shower room. The well-proportioned accommodation briefly comprises; reception porch leading to a spacious sitting room with feature inglenook fireplace with a bread oven and inset wood burner. The dining room is well-positioned between the kitchen/breakfast room and the sitting room, creating a wonderful environment for family and friends to cook, dine and socialise together. The kitchen is well-appointed with an extensive range of cupboards and drawers at both base and eye level, providing plenty of storage while incorporating modern appliances, including a double oven and dishwasher. The utility room offers additional storage and appliance space and the large office/family room would easily lend itself as a spacious ground-floor bedroom if required. A well-appointed luxury shower room concludes the ground floor.

On the first floor are three double bedrooms, along with an equally well-presented family bathroom. The whole property has been meticulously well maintained.

The gardens and grounds are another appealing feature and would please any keen gardener, providing plenty of room for children to run and play. The rear garden is enclosed by mature hedging with an area of lawn and a partly covered sandstone patio, creating space to enjoy outdoor dining/entertaining in the summer months. There is a gardener's W.C and timber sheds and the additional garden is across the lane with substantial sheds and an Aviary. The hard-standing allows off-road parking for several vehicles, including room for boats, caravans, etc. This garden is paradise with the feeling of privacy and seclusion, along with mature specimen plants and shrubs, thoughtfully divided by arbours leading to an orchard and a further lawn area.

Aylesbeare is a typical Devon village enjoying a peaceful location but centrally located in East Devon; therefore, within easy reach of Exeter and the M5 (5 miles), Ottery St Mary (5 miles) and the coast at Sidmouth and Exmouth is within easy reach. The village has a Church, village hall, a pub currently under construction and there is also a daily bus service which runs to Exeter via the Airport.

VIEWING By prior appointment with Redferns on 01404 814306

DIRECTIONS [What3words/////groups.players.instincts](#)

SERVICES All main services are connected except gas. Oil-fired central heating.

OUTGOINGS Council tax band E

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 to a sale. Photographic identification such as a passport or driving licence, proof of residence, a utility bill, council tax or official Inland Revenue correspondence.





- Lovely light and airy cottage
- Formal dining room
- Utility room
- Luxury shower room
- Gardens and grounds over 0.25 acre
- Sitting room with feature place
- Kitchen/breakfast room
- Large office or ground floor bedroom
- Three double bedrooms
- Grade II listed



Ottery St. Mary
Exeter
Sidmouth

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