



Courtfield Close, West Hill, Ottery St. Mary, EX11 1UT

Guide Price £565,000

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This beautifully presented spacious family home is situated close to the centre of the village and the excellent village amenities are within walking distance and include convenience store, church, and an outstanding primary school. The surrounding countryside offers lovely country walks and horse riding facilities. Major roads are also easily accessible providing swift access to the cathedral city of Exeter, M5 and the coast. The house also benefits from being within the renowned Kings School catchment area.

The house itself has been thoughtfully extended and wonderfully presented by the current owners to create a light and airy family home. The accommodation includes a spacious hallway with storage cupboard and a door leading to the study which could be used as a playroom or even a ground floor double bedroom. The sitting room is a generously sized comfortable room with a brick fireplace, with slate hearth and inset wood burning stove providing a pleasant focal point. The room also benefits from uPVC double glazed french doors, underfloor heating and engineered oak flooring which continues throughout most of the ground floor.

The kitchen has been stylishly fitted with a range of white storage cupboards and drawers with complimenting timber worktops and inset Belfast sink. There is a range style cooker with extractor hood above and spaces further appliances including a fridge freezer and dishwasher. An opening leads through to the dining room/sunroom, a wonderful room including a vaulted ceiling with skylights as well as windows running the full length of the room providing a pleasant aspect of the rear garden and surrounding countryside. The room provides ample space for a large dining table and a uPVC stable door leads out to the rear garden and driveway.

The utility room offers further storage cupboards and drawers to match the kitchen and also has timber worktops with an additional Belfast sink. There are spaces for extra appliances such as washing machine, tumble dryer, fridge, freezer and a large walk-in storage cupboard provides excellent storage space. The ground floor is concluded by a spacious ground floor cloakroom/w.c.

On the first floor the landing has another useful walk-in storage cupboard. Further doors lead to four good sized double bedrooms with the largest benefitting from an ensuite shower room including a white suite with large walk-in shower. The family bathroom has also been fitted with a white suite including a bath with a shower over.

To the outside the house is approached by a gravelled driveway which provides parking for 2/3 vehicles in front of the timber garage. The gardens surround the property and are mainly laid to lawn with borders well stocked with plants, shrubs and trees which provide a variety of colour all year round. There is a raised deck which provides a pleasant space for outside dining in the summer months and a pathway leads through the garden to the front door. To the rear are further lawned areas with shingled pathways, another seating area, a raised vegetable garden and a timber shed

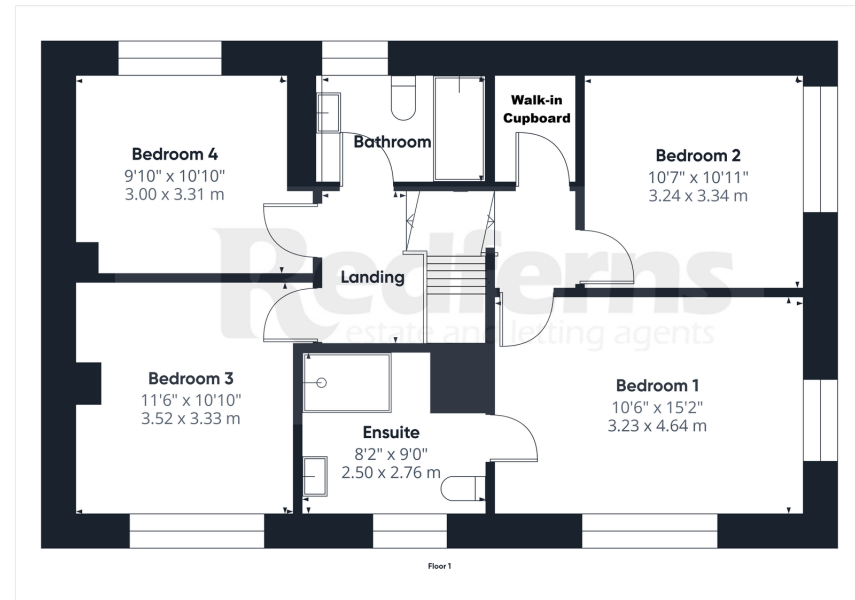
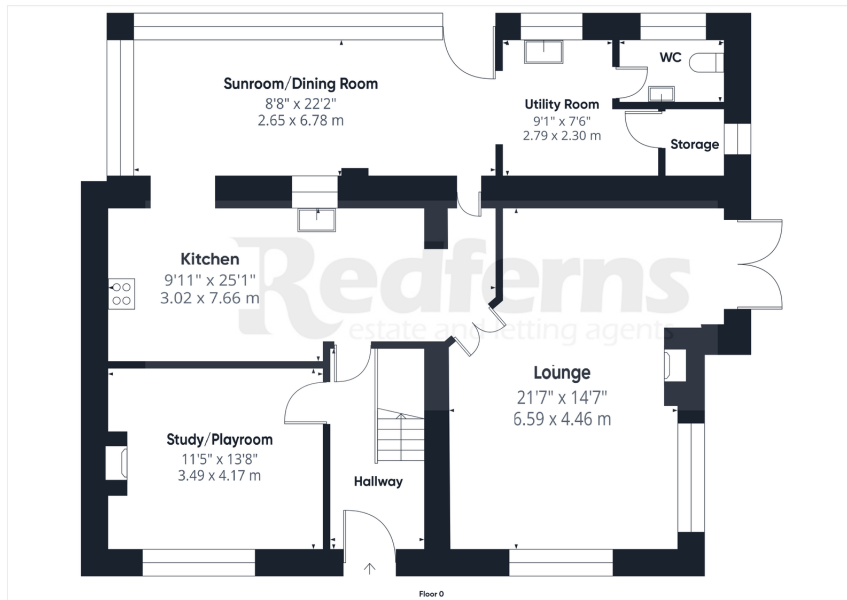
West Hill is an appealing and individual village with a mini-supermarket at its heart which is open long hours and includes a post office. There is also a pretty church, high achieving modern primary school, village hall, garage, hairdresser, dentist and bus services. The town of Ottery St Mary is about 2 miles away with the well-known Kings 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 about 6 miles.

VIEWING By prior appointment with Redfern's 01404 814306





- Light and spacious semi detached house,
- Close to the centre of the village of West Hill
- Wonderful sunroom/ dining room with vaulted ceiling
- Four spacious double bedrooms
- Gas fired central heating & underfloor heating
- Thoughtfully extended and superbly presented
- Hallway, dual aspect sitting room with french doors.
- Fully fitted kitchen with utility room
- Additional family bathroom
- Driveway in front of the garage, well stocked landscaped gardens. Section 157 Restriction



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