



Birchwood, Hawkins Lane, West Hill, Devon, EX11 1XG

Guide Price £875,000

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Birchwood is an exceptional detached bungalow originally constructed in the 1960s and subsequently extended and comprehensively refurbished by the highly regarded builders, N.J. Whittaker. Occupying a generous plot of approximately half an acre, this beautifully presented home offers spacious, versatile accommodation ideally suited to both family living and retirement alike.

Considerable attention has been given to the quality of the fixtures and fittings throughout. The stunning kitchen is fitted with granite worktops and a comprehensive range of units incorporating a Rangemaster gas cooker with matching extractor hood, integrated dishwasher, microwave and plumbed American-style fridge freezer. Luxurious bathrooms, attractive tiling and a combination of engineered oak flooring, quality carpets and tiled floors create a stylish and welcoming home that is ready to move straight into.

The accommodation begins with a spacious reception hallway featuring engineered oak flooring and a cloakroom/WC. At the heart of the home is the magnificent open-plan kitchen, dining and family room, providing a wonderful space for cooking, entertaining and family life. This impressive room also benefits from a woodburning stove, a roof lantern, tiled flooring throughout and bi-fold doors opening onto the garden. A utility room and separate boiler room are located off the kitchen, together with internal access to the double garage.

Adjoining the kitchen is a particularly generous sitting room featuring a cassette-style wood-burning stove and patio doors opening onto the rear terrace, creating an ideal space for relaxation.

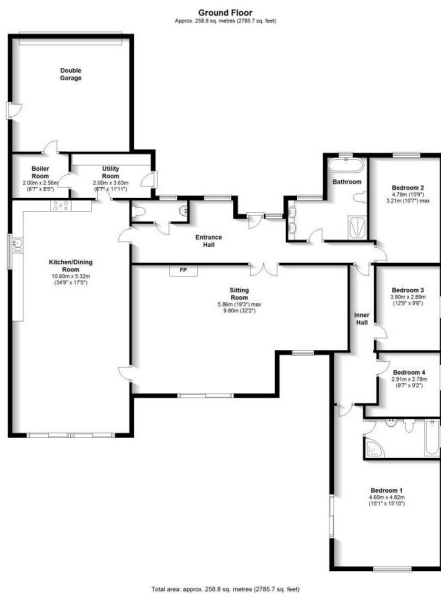
An inner hallway leads to four well-proportioned bedrooms, all of which benefit from built-in wardrobes. The principal bedroom enjoys a superb en-suite bathroom complete with both a bath and separate shower cubicle. The family bathroom has been beautifully appointed with a contemporary white suite incorporating twin wash basins, a freestanding bath and a walk-in shower.

Further benefits include uPVC double-glazed windows and doors throughout, together with a recently replaced gas-fired central heating boiler, ensuring the property is both comfortable and energy efficient.

Outside, a five-bar gate opens onto a substantial tarmac driveway providing ample parking for numerous vehicles and access to the double garage, measuring approximately 18' x 17', with an electrically operated roller door. The mature grounds are a particular feature, with established trees and shrubs providing privacy and character. Pathways with gates lead around both sides of the property to the attractive, fully fenced south-facing rear garden, which enjoys a sunny aspect and is predominantly laid to lawn. A large paved terrace offers an excellent space for outdoor dining and entertaining, while mature trees create a wonderfully private setting. A substantial shed and log store are positioned at the rear of the garden.

In all, Birchwood occupies a superb plot of approximately half an acre and offers an outstanding opportunity to acquire a spacious, high-quality home in a delightful setting.





- Spacious detached bungalow
- Good sized sitting room/ dining room with fireplace
- Utility room and boiler room
- Family bathroom, with freestanding bath and walk in shower
- Large mature southerly facing garden with paved patio.
- Hallway with oak flooring and cloakroom w.c.
- Well appointed kitchen/ family room
- Four bedrooms with built in wardrobes
- Driveway providing parking for several vehicles
- uPVC double glazing and gas central heating



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