



Timbers Lower Broad Oak Road



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West Hill, Ottery St. Mary, EX11 1UF

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A detached home in a private, tucked away setting, refurbished to a high standard with light filled accommodation and attractive landscaped gardens.

- No onward Chain
- Fully refurbished
- Three double bedrooms, 1 with en-suite
- Sitting Room with logburner
- Contemporary Kitchen
- Smart, modern bathroom
- Generous gardens
- Home office, garage and parking
- Freehold

Guide Price £750,000

SITUATION: Set within a private road in a tucked away position, the property offers a good degree of privacy whilst remaining convenient for local amenities and transport links. It enjoys a semi rural setting with views over surrounding fields and woodland.

West Hill is a sought after East Devon village with a primary school, church, shop and village hall. Nearby Ottery St Mary provides a wider range of facilities, along with well-regarded schooling including The King's School. Exeter, Honiton and the coast are all within easy reach, as are Woodbury Common, golf and country clubs, and popular seaside towns.

DESCRIPTION: Timbers is a detached house, recently refurbished to a high standard, offering light and well balanced accommodation. Main upgrades include a full rewire, new plumbing system, new radiators and new windows throughout.

A covered entrance leads to a reception hall with a contemporary staircase. Both the sitting room and dining room benefit from bi-fold doors opening onto the rear deck and into the garden with view across the fields, both have exposed floor boards and the sitting room enjoys a log burner. The kitchen is fitted with modern units, eating area and tiled flooring. A utility/boot room provides additional storage and external access. A cloakroom and airing cupboard completes the ground floor.

Upstairs are three double bedrooms 1 with en-suite shower room, all enjoying views over the gardens and surrounding countryside. The bathroom is fitted with a modern four-piece suite including a freestanding bath, walk-in shower, vanity basin and underfloor heating.

OUTSIDE: The property sits in approximately one third of an acre, with a driveway providing ample parking and access to the attached garage.

The gardens are mainly laid to lawn with established planting, offering a high degree of privacy. A raised composite deck adjoins the house, ideal for outdoor dining.

A timber home office or gym with store, light and power is positioned to the rear of the garden.

PLANNING PERMISSION: Lapsed Planning permission was granted for a two storey side extension for additional bedroom/bathroom space and relocated kitchen/garage and new workshop.

SERVICES: Mains water, gas, electricity and drainage are connected. Broadband speeds of up to approximately 49 Mbps are available, however BT Openreach now advise that full Broadband is available with speeds of up to 1600Mbps. Mobile coverage is provided by Three, EE and O2. Council Tax Band G





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



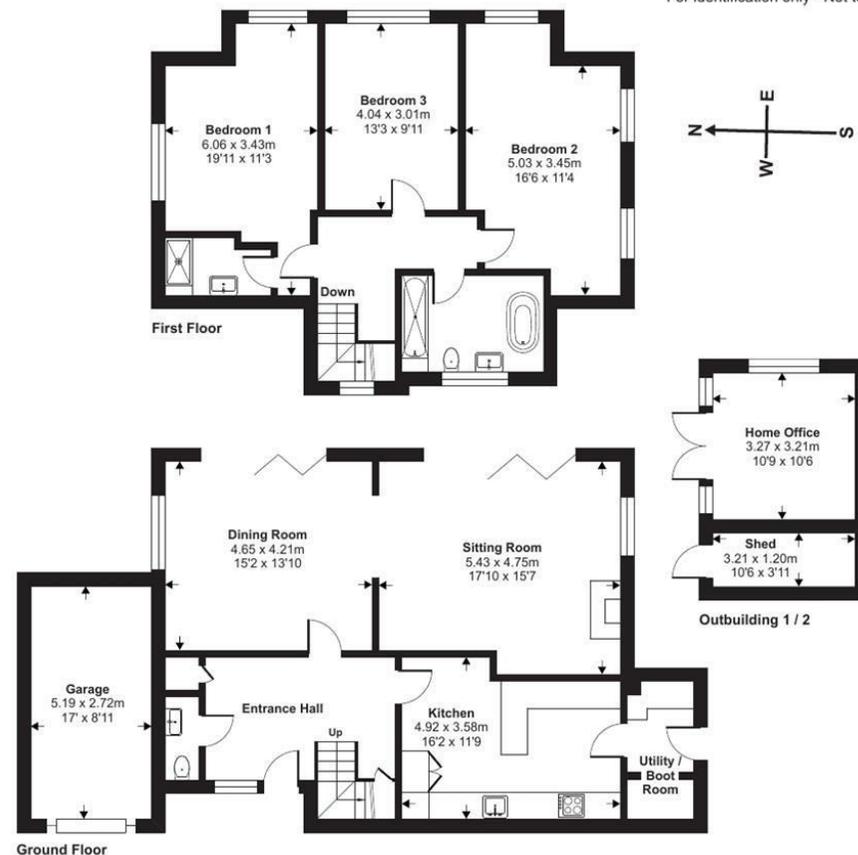
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1640 sq ft / 152.3 sq m
Garage = 152 sq ft / 14.1 sq m
Outbuildings = 154 sq ft / 14.3 sq m
Total = 1946 sq ft / 180.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1426176