



12 Chineway Gardens, Ottery St. Mary, EX11 1JG

Guide Price £435,000

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Chineway Gardens is a popular residential area on the south-eastern side of Ottery St Mary, within walking distance of the town centre, Ottery Primary School and nearby countryside.

Ottery St Mary is one of the most attractive and welcoming small towns in East Devon, offering a wide range of amenities including independent shops, a Sainsbury's supermarket, pubs, churches, highly regarded schools, a post office, medical centre, community hospital, sports centre and regular bus services. Despite being surrounded by beautiful countryside, the town is particularly well connected. Sidmouth and the coast are approximately 6 miles away, Exeter is around 10 miles away with access to the M5, and the nearby A30 provides swift links across the county and beyond. Honiton is also approximately 6 miles away and offers further amenities together with a mainline railway station on the Waterloo–Exeter line.

The house itself has been thoughtfully extended and remodelled to create a practical family home with flexible living space. The ground floor comprises an entrance hall with useful storage cupboards, a cloakroom/WC and internal access to the garage. The sitting room is a comfortable size and features a fireplace as an attractive focal point. A separate dining room provides ample space for family meals and could equally serve as a study or home office.

The heart of the home is the impressive open-plan kitchen, dining and family room. This sociable space is perfectly suited to modern family living, providing plenty of room to cook, dine and relax together. The kitchen is fitted with a range-style cooker and there is space for a large dining table, together with a seating area positioned in front of the French doors. These open directly onto the garden, creating an excellent connection between the indoor and outdoor living spaces.

On the first floor, the principal bedroom benefits from built-in wardrobes and an en-suite shower room. There are three further double bedrooms and a family bathroom fitted with a white suite comprising a bath, wash basin, WC and separate shower cubicle.

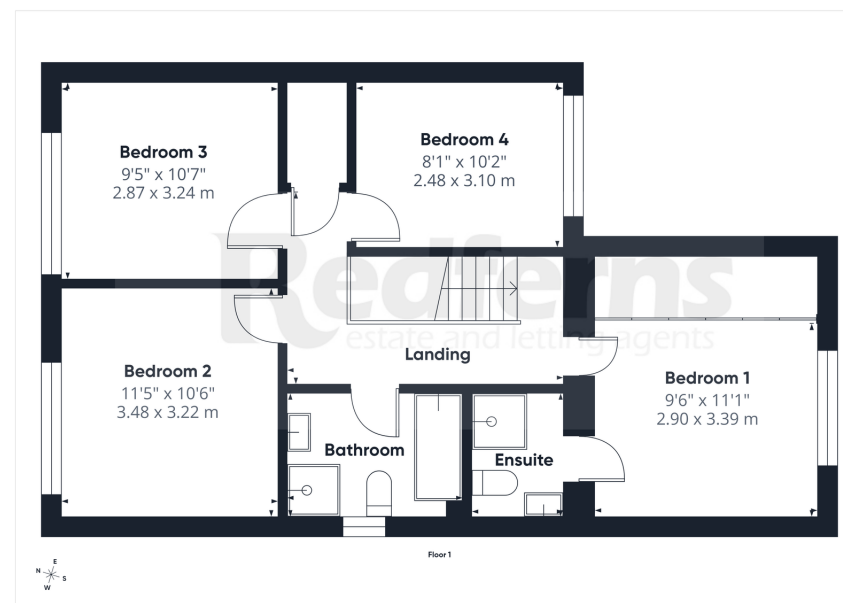
The property benefits from gas-fired central heating via a modern boiler together with double-glazed windows and doors throughout.

Outside, the front garden has been gravelled to provide off-road parking for two to three vehicles. Pedestrian gates on both sides of the property provide access to the rear garden. A particular feature of the house is the generously sized rear garden, which enjoys a sunny southerly aspect. The garden is predominantly laid to lawn with shingled borders and a large paved patio, providing an excellent space for outdoor dining and entertaining during the warmer months. There is also an outside water tap and a timber garden shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
	70	83
England & Wales EU Directive 2002/91/EC 		

- A spacious detached house
- Gas central heating and uPVC double glazed
- Large open plan kitchen breakfast/family room
- Good sized southerly facing rear garden
- Walking distance of the Primary School and town
- Hallway, ground floor w.c, sitting room, dining/study
- Four double bedrooms
- Driveway with parking for three cars in front of the garage.



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