



53 Mill Street, Ottery St. Mary, EX11 1AB

£385,000

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The Chapters is a beautifully presented 19th-century double-width town cottage, created by merging two original cottages, that offers surprisingly spacious and highly flexible family living in the heart of Ottery St Mary.

Thoughtfully renovated for modern living, this versatile four-bedroom home enjoys a wonderful south-facing garden and multiple reception spaces ideal for family, home working and multigenerational living. The property is convenient for all local amenities and offers immediate access to the beautiful East Devon countryside.

Arranged in an 'upside-down' configuration to make the most of the garden outlook and elevated views, the property's first floor is the heart of the home. A superb kitchen/breakfast room with oak worktops, range-style cooker and central island flows naturally into a bright dining room with direct access to the terrace and garden beyond. The adjoining sitting room is generous and welcoming with built-in cabinetry and a wood-burning stove forming a natural focal point. A large snug and study/office provide additional flexible spaces. On the ground floor are four well-proportioned double bedrooms arranged around a central hallway.

The principal has an en-suite bathroom, built-in storage and access to a private courtyard-style space with steps leading to the garden. A contemporary family bathroom serves the remaining bedrooms.

A standout feature of the property is the unexpectedly large south-facing garden — a private and peaceful oasis unusual for a town-centre home. Predominantly laid to lawn and bordered by mature planting and hedges, the garden rises to capture rooftop views towards St Mary's Church, East Hill and the surrounding countryside. The terrace adjoining the dining room is ideal for outdoor dining and entertaining, while several useful outbuildings include a substantial barn-style shed with potential for use as a studio, workshop or garden room.

Although there is no off-road parking, there is on-street parking opposite, and permits are available for the town carpark just around the corner. The property benefits from uPVC double glazing throughout and modern gas central heating

Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities, shops, including Sainsbury's, pubs, churches, very good schools, post office, medical centre, local hospital, recreational activities, sports centre and bus services. Although surrounded by beautiful open countryside it is particularly accessible; 6 miles to the coast at Sidmouth, Exeter 10 miles (M5 junction) with the A30 dual carriageway giving swift access. Honiton is 6 miles with further shops, amenities and mainline station (Waterloo-Exeter).

VIEWING By prior appointment with Redfern's 01404 814306

OUTGOINGS Council Tax Band C

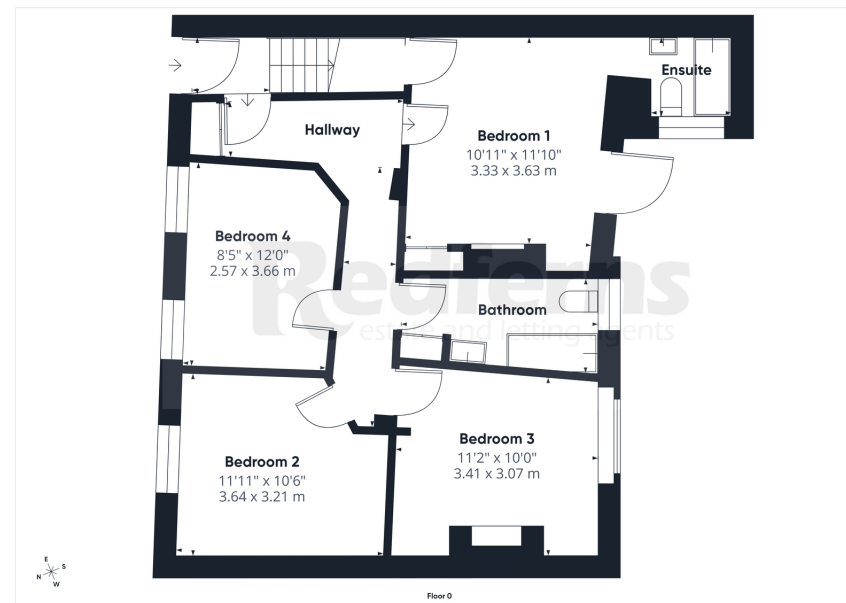
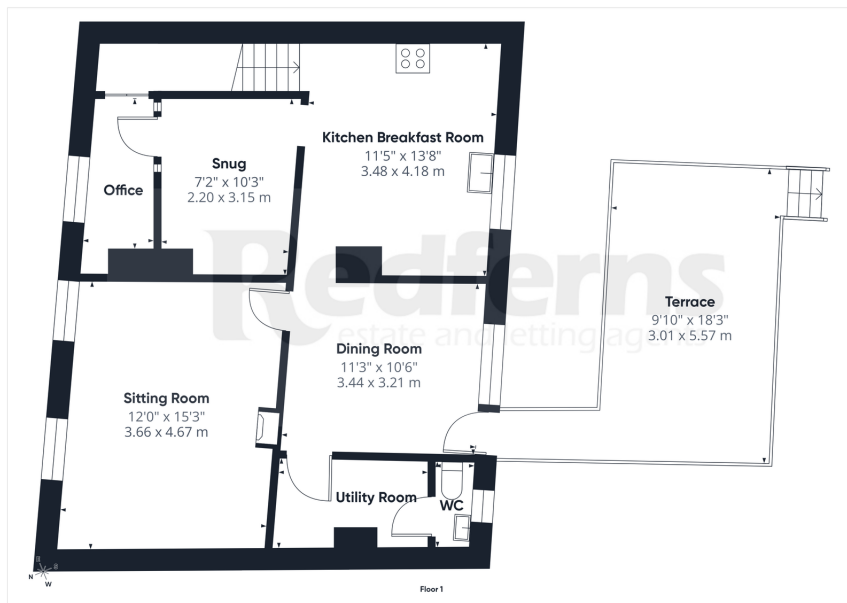
SERVICES We understand all mains services are connected.

TENURE Freehold





- Unique double-width period cottage
- Beautiful south-facing garden
- Spacious kitchen/breakfast room
- Thoughtfully renovated, upside-down layout
- Easy unreserved parking nearby
- Deceptively spacious family home
- Generous sitting room with wood-burning stove
- Additional family room, utility room and study
- Immediate catchment for The King's School
- uPVC double glazed and gas central heating



Ottery St. Mary
Exeter
Sidmouth

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