

STAGS

Copperfield Oaks Toadpit Lane

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West Hill, Ottery St. Mary, Devon, EX11 1TR

What3Words: ///arrives.deprives.winds

A beautiful and completely renovated mid century detached residence with four bedrooms

- Spacious and versatile accommodation
- Impressive 35' open plan kitchen/sitting room
- Principal bedroom with en suite
- Contemporary kitchen with walk in pantry
- Three further double bedrooms
- Utility room with shower and separate W/C
- Integral garage
- Generous Gardens
- Freehold
- Council Tax Band G

Guide Price £925,000

SITUATION: The property occupies an attractive position in the sought after woodland village of West Hill. Toadpit Lane is a pleasant, tree lined lane characterised by mature surroundings and individual homes, offering a good degree of privacy whilst remaining convenient for the village.
West Hill has a range of everyday amenities, including Morrison's Local and well regarded primary school, whilst nearby Ottery St Mary offers a wider selection of shops, services and The King's School, which is Ofted 'Outstanding' The A30 and M5 are easily accessible, providing convenient links to Exeter and the wider region.

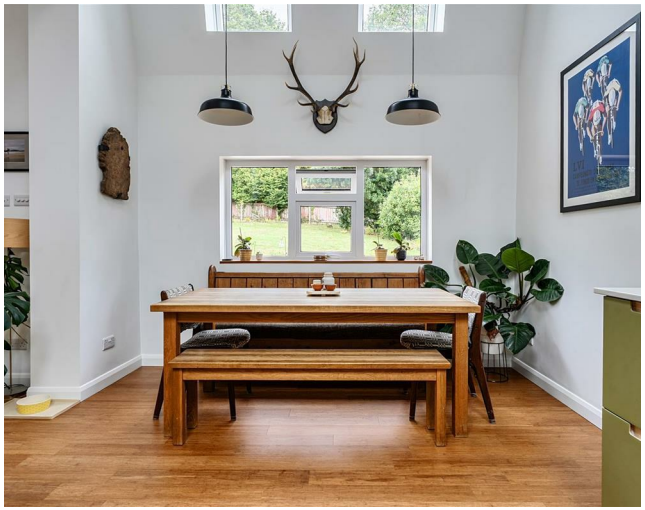
DESCRIPTION: The welcoming entrance hall has oak stairs rising to the superb open plan kitchen/sitting room, an impressive space extending to approximately 35' in length. This striking, light filled room has vaulted ceilings and roof lights, with the sitting area featuring a woodburning stove and extensive glazing overlooking the garden. Wide glazed doors open directly onto the terrace, creating an excellent connection between the house and outside space.
The contemporary kitchen is fitted with a range of sleek units complemented by generous work surfaces and a substantial island incorporating a breakfast bar. There is ample space for a dining table, while the vaulted ceiling and roof lights bring further natural light into the room. A separate utility room provides additional practical space with a shower and separate cloakroom/WC. The useful study can be accessed from the sitting room.
The ground floor also includes the principal bedroom, a generous double room with an en suite shower room, providing excellent flexibility for those seeking bedroom accommodation on the ground floor.
Stairs rise to the first floor where there are three further well proportioned double bedrooms. Bedroom two benefits from an en-suite bathroom, with bedrooms three and four served by a separate family bathroom.

OUTSIDE: The driveway leads to a parking area in front of the integral garage. Gardens surround the property, laid mainly to lawn with well stocked flower and shrub borders. There is a patio area to the rear of the property which is designed for outdoor entertaining and alfresco dining.

SERVICES: Mains water, electricity, drainage and gas. Standard, Superfast and Ultrafast broadband available up to 1800 Mbps. Mobile signal outside via EE, Three, O2 and Vodafone (Ofcom 2026).













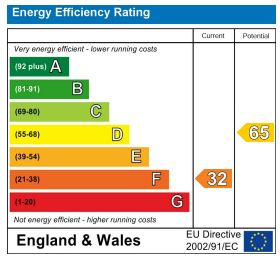






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