

Hunters Lodge Windmill Lane, West Hill, Ottery St. Mary, Exeter, Devon, EX11 1JP

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Asking Price £650,000

Nestled in the picturesque setting of Windmill Lane, West Hill, Ottery St. Mary, this stunning house offers a unique blend of modern living and serene countryside charm. With three spacious reception rooms, this property is perfect for both entertaining guests and enjoying quiet family time. The house boasts three well-appointed bedrooms and two stylish bathrooms, including a spa-style bathroom that adds a touch of luxury to your daily routine.

The property has undergone a complete renovation, showcasing a sleek and contemporary design that is sure to impress. The split-level layout provides a sense of space and sophistication, while the landscaped gardens and multiple entertaining areas invite you to enjoy the breathtaking views over East Hill. Whether you are hosting a summer barbecue or simply relaxing with a book, the outdoor spaces are designed for enjoyment.

This family home is situated in a sought-after location, offering good transport links for easy access to nearby amenities and attractions. The serene setting is ideal for those looking to escape the hustle and bustle of city life while still being within reach of essential services. Additionally, the inclusion of underfloor heating in the kitchen and dining room ensures comfort throughout the year.

With motivated vendors eager to find the right buyers, this one-of-a-kind property is not to be missed. Experience the beauty and tranquillity of West Hill living in this exceptional home that truly has it all.

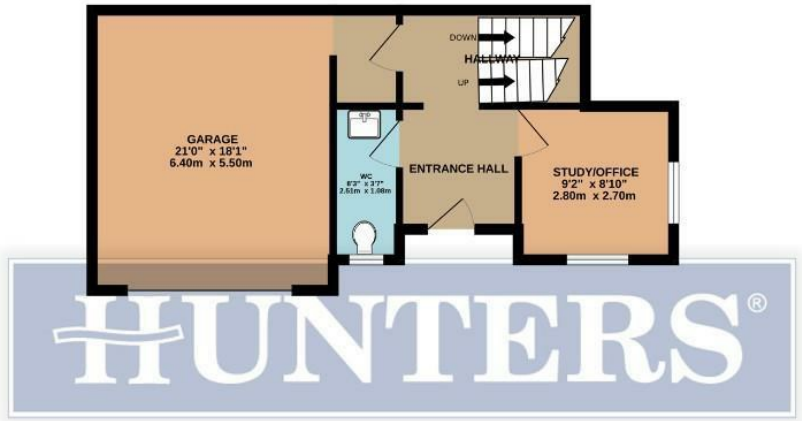
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LOWER GROUND
694 sq.ft. (64.4 sq.m.) approx.



GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



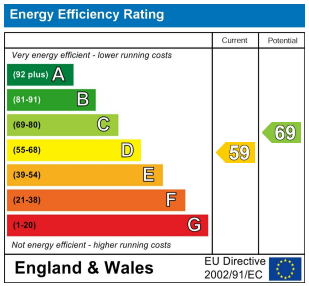
1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.

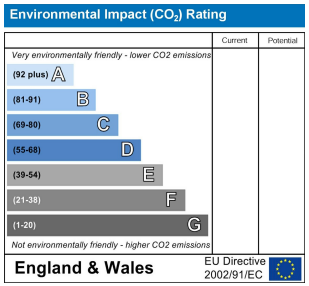


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TOTAL FLOOR AREA : 1682 sq.ft. (156.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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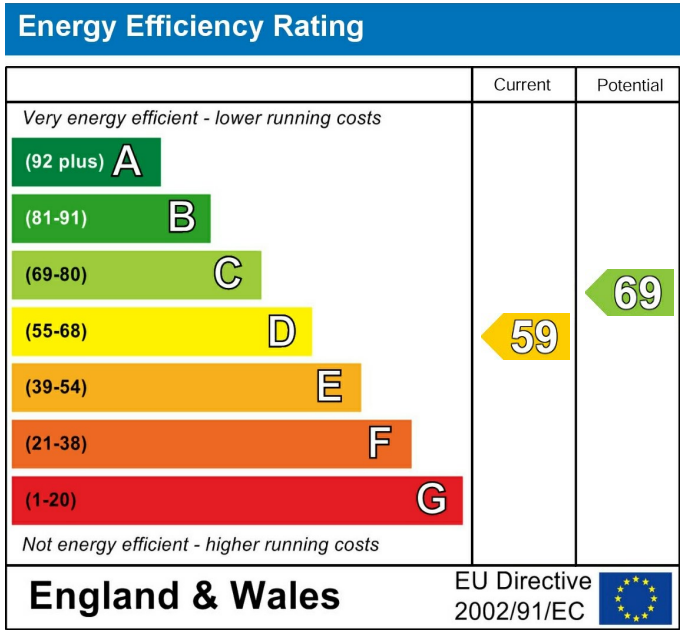


Ground Floor
As you arrive at the property the first thing that you are greeted by are sensational views across East Hill from a variety of vantage points, there is ample parking for multiple cars and a full wraparound landscaped garden, after entering the house there is a study/office or even a fourth bedroom to the right, a WC to your left and stairs to both the first floor and lower ground floor, there is also access to the double garage, with remote up and over door.

Lower Ground Floor
when you leave the stairs you are instantly greeted by a dual aspect dining room with a large understairs cupboard and heated flooring, there are double doors to the sitting room which is a really good size, there are sliding doors which in turn lead to the conservatory with panoramic garden views, from the dining room there are further doors to the kitchen which lead to the utility and outside to one of the many entertaining areas, the kitchen is sleek, contemporary and modernised to an extremely high standard, it benefits from marble worktops a heated floor and navy cupboards, there is a built in fridge freeze, induction hob with twin eye level ovens and warming draw and a built in dishwasher.

First Floor
Once you reach the top of the stairs you are greeted by doors to all of the rooms, the third bedroom is the smallest but still very well appointed with built in wardrobes, the first and second bedrooms are both really good sized doubles, both of which benefit from being dual aspect windows and further built in wardrobes, the master bedroom also benefits from an Ensuite shower room, finally we come to the family bathroom which most definitely gives off "Spar vibes" with a beautiful roll top bath and matching vanity sink and WC the heated towel rails in both the family bathroom and ensuite are dual fuel both electric and gas, the ensuite has also been modernised.

Outside
The outside of the property is truly stunning and breath-taking, the garden has been designed to allow maximum enjoyment, there are several areas that benefit from resin/composite decking giving you an opportunity to take in the view, entertain or just while away those long summer days, you will never be short of sun as the main section of the garden is due south facing, whilst the current vendors have carried out work with decking and sleepers they also appreciate that there is nothing better than playing, resting and enjoying a beautifully grassed area, the property also benefits from off road parking for multiple cars along with a double garage with a remote up and over door.



- OUTSTANDING LOCATION
- MODANISIED THROUGHOUT
- BEAUTIFUL VIEWS
- SLEEK AND CONTEMPORARY
- LANDSCAPED GARDENS
- UNUSUAL LAYLOUT
- WOUNDERFUL FAMILY HOME
- OFFICE/SNUG
- DOUBLE GARAGE
- ONE OF A KIND

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


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