



Thorne Farm Way, Ottery St. Mary, EX11 1GU

Guide Price £499,950

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Thorne Farm Way is situated on the edge of the delightful town of Ottery St Mary backing onto open farmland with views across the River Otter towards East Hill in the distance. The property is conveniently placed for The King's School and a nearby bridge provides an attractive and level country walk into the town centre with all its excellent amenities. The A30 dual carriageway is within easy reach providing swift access to the Cathedral City of Exeter, M5 and the coast.

This well-presented chalet residence offers flexible and versatile accommodation for both families and retired occupants alike. The well-proportioned, light and airy accommodation briefly includes an inviting reception hall, good sized sitting room with feature focal fireplace and French doors providing direct access to the rear garden as well as a pleasant aspect of the garden and countryside beyond. The kitchen/diner is well-equipped with an extensive range of light timber-effect cupboards and drawers, both at base and eye-level, whilst incorporating modern appliances and room for a dining table and chairs. The utility room offers additional storage and appliance space and access to the large double garage with large recessed rear storage area. From the kitchen french doors open into the conservatory which offers an additional seating space with a delightful aspect of the garden and surrounding countryside. The ground floor bedroom would lend itself as a formal dining room if desired and the additional ground floor room could be used as a study or snug. The ground floor is concluded by a principle family bathroom fitted with a modern suite whilst on the first floor are two spacious double bedrooms both benefitting from en-suite facilities and built-in wardrobes.

The house is uPVC double glazed throughout and benefits from gas central heating via a recently installed gas fired boiler creating an energy efficient home to run.

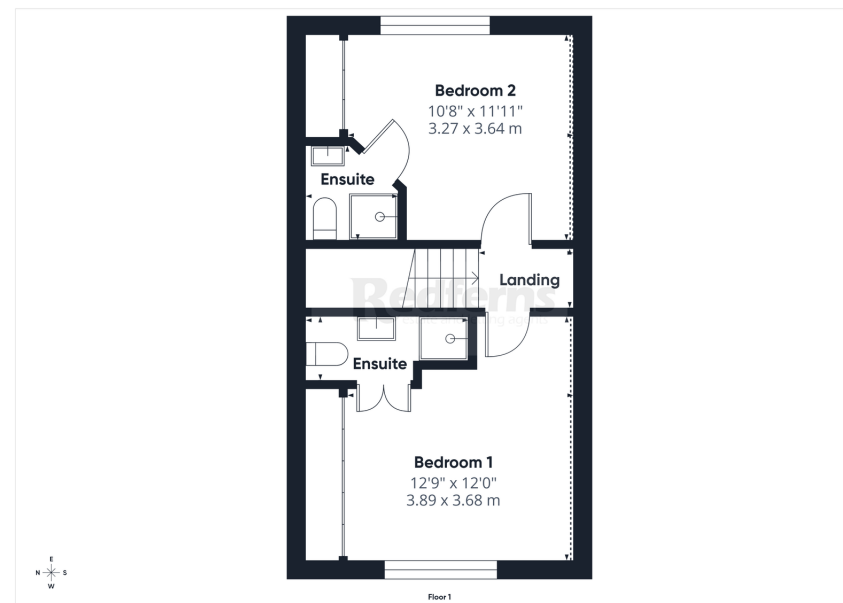
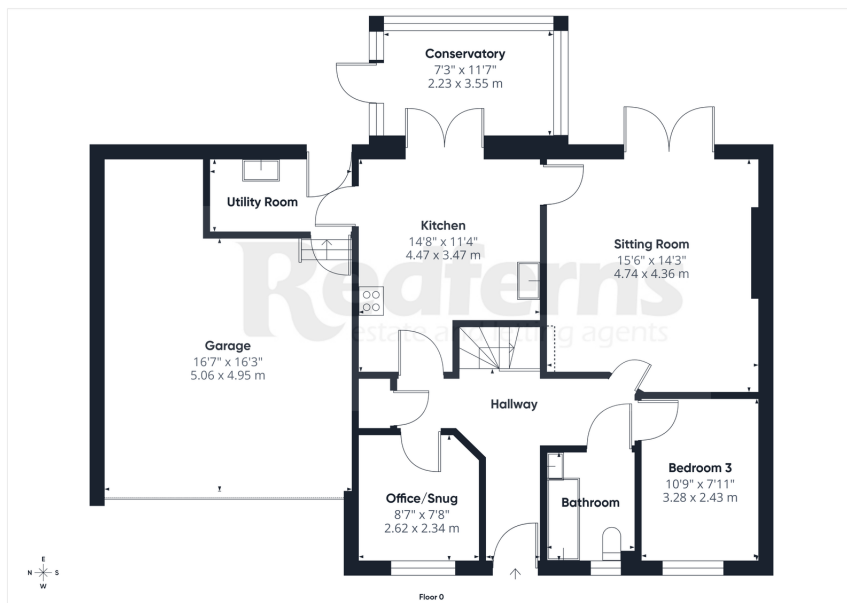
To the front of the property is a double-width driveway providing off-road parking for two vehicles in front of the double garage with electric roll up door. There is a small area of lawn to the front with an adjacent pathway leading to the front door. The wonderful rear garden is a particular feature of the property and enjoys a stunning countryside aspect and far reaching views of the surrounding countryside. The level garden also benefits from an excellent degree of sunlight and privacy and is mainly laid to lawn with flower and shrub borders. There are two paved patios providing pleasant spaces for outdoor dining and entertaining in the summer months.

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, banks, 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).





- A modern and detached house
- Favoured position on a sought after development
- Wonderfully presented throughout
- Entrance hallway and Spacious Sitting room
- Kitchen/diner with integral appliances, conservatory, utility room
- Ground floor bedroom/ dining room and bathroom
- Stunning garden with countryside views
- Driveway with double garage and electric door
- No onwards chain
- Two first floor bedrooms both with ensuite shower rooms



Ottery St. Mary
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