



Elmhurst, Ford Lane







Elmhurst, Ford Lane

West Hill, Ottery St Mary, Devon, EX11 1XE

Honiton 10 miles; Exeter 11 miles; Sidmouth 7 miles

A beautifully presented four-bedroom detached home set in just under an acre of landscaped grounds in the sought-after village of West Hill. EPC D



- King's School Catchment Area
- Four Double Bedrooms
- 2100 Sqft
- Freehold
- 1/3 Acre Gardens
- Large Driveway and Double Garage
- 1/2 Acre Woodland
- Council Tax Band G

Offers In Excess Of £1,100,000

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SITUATION

This sought-after village nestles in the East Devon countryside with its tree-lined avenues. Amenities include a church, hairdresser, dentist, garage, shop, a village hall and primary school. More extensive facilities and the highly regarded The King's School can be found in nearby Ottery St. Mary. Equally the well-regarded Colyton Grammar school is within an easy commute. The well-known Woodbury Park Golf and Country Club is only a short distance away by car, as are lovely walks on Woodbury Common, the largest intact pebbled heathland in Southern England. In addition, the popular coastal resorts of Budleigh Salterton, Exmouth and Sidmouth are a short distance away.

To the North is the A30, which allows access to Exeter in the West and Honiton in the East. Exeter provides excellent facilities, including an international airport and rail links on the London Paddington and Waterloo lines. Whilst Honiton, also on the London Waterloo line, has a twice weekly market, a range of shops, supermarkets and leisure facilities.

DESCRIPTION

Built in 1990 of brick under a tiled roof, Elmhurst is a deceptively spacious and beautifully presented home, filled with natural light and offering flexible, well-proportioned accommodation throughout. The welcoming entrance hall includes a cloak cupboard and W.C., leading into a generous dual-aspect sitting room with a bay window, French doors to the garden, and a charming feature fireplace with a wood-burning stove.

At the heart of the home is a stunning open-plan kitchen/dining room - perfect for entertaining. This stylish space features contemporary units, high-quality Neff appliances, marble-effect worktops, and a solid oak-topped breakfast bar. A Scandinavian-style wood-burning stove and attractive Kardean flooring add warmth and style, while large windows provide lovely garden views. A separate utility room includes space for laundry appliances and a fitted fridge-freezer. The ground floor also offers a spacious office, ideal for working from home or use as a playroom or occasional fifth bedroom.

Upstairs are four comfortable double bedrooms, all enjoying garden views. The master suite features built-in wardrobes and a sleek en-suite shower room, while the guest bedroom also benefits from its own en-suite. A modern family bathroom serves the remaining bedrooms.





OUTSIDE

The property is accessed via a generous gravelled driveway, offering ample off-road parking for multiple vehicles. A large double garage is equipped with power, lighting, and twin electric doors.

The gardens are landscaped and ideal for gardening enthusiasts, while also offering ample space for children to play. Extending to approximately 0.3 acres at the front and rear, the gardens feature a variety of mature plants, shrubs, and trees that provide year-round colour and interest. The rear garden includes a spacious paved patio, a feature pond, and a pergola draped in mature wisteria, an ideal setting for outdoor dining and summer entertaining, with a strong sense of privacy and tranquillity.

A footbridge at the end of the garden leads to a private wooded copse of around 0.5 acres, a peaceful haven for local wildlife.

SERVICES

All mains services connected. Full double glazing. Gas boiler heating a central air flow system.

Standard and Superfast broadband available. Mobile signal likely outside with all major networks. (Ofcom, 2025)

DIRECTIONS

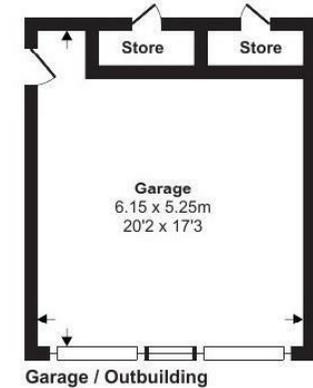
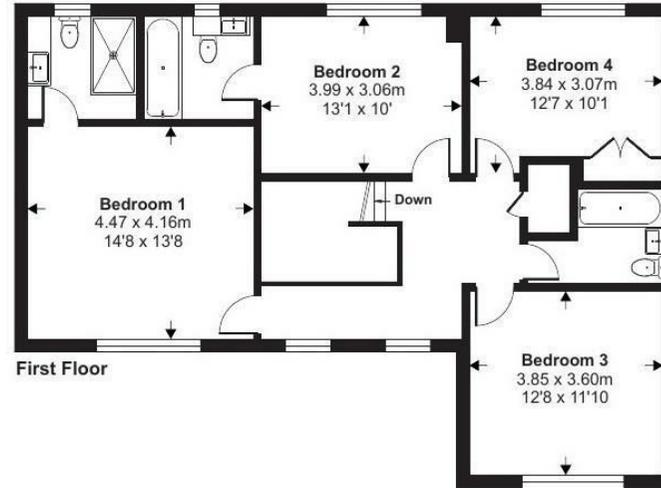
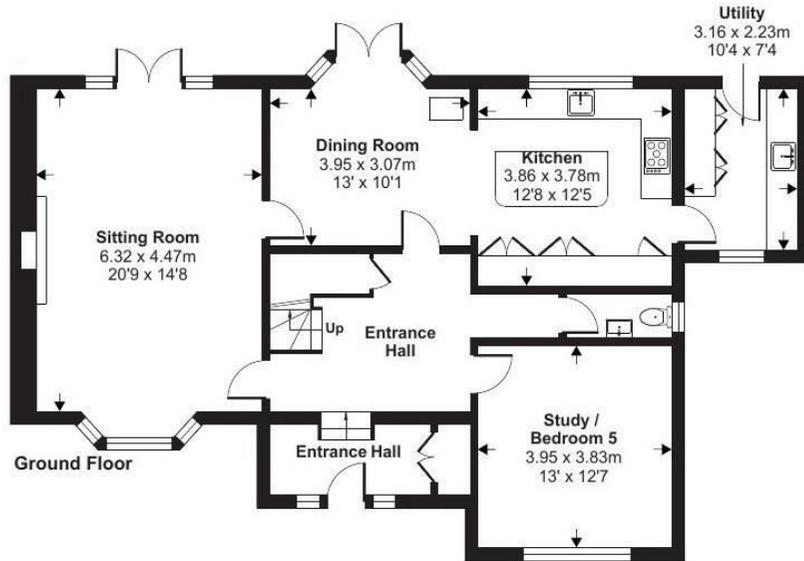
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Approximate Area = 2104 sq ft / 195.4 sq m
 Garage = 312 sq ft / 28.9 sq m
 Outbuildings = 30 sq ft / 2.7 sq m
 Total = 2446 sq ft / 227 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1301145



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| 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 | | |
| England & Wales | | |
| | 67 | 79 |
| | EU Directive 2002/91/EC | |



