



Oak Close, Ottery St. Mary, EX11 1BB

Guide Price £525,000

4 2 2



Situated in a peaceful and established cul-de-sac on the outskirts of Ottery St Mary, Oak Close enjoys delightful countryside views while remaining within easy walking distance of the town's excellent amenities, schools and shops.

This well-proportioned home offers light-filled and versatile accommodation, ideal for a wide range of buyers. The welcoming reception hall leads into a spacious living/dining room, a wonderfully bright space enhanced by large picture windows and an attractive open fireplace. There is ample room for generous seating and a large family dining table and chairs, making it perfect for both everyday living and entertaining. The kitchen is thoughtfully fitted with a stylish range of two-tone base and eye-level units, complemented by quality work surfaces and space for a variety of modern appliances.

To the rear, the sun room, currently used as a second sitting room, is a standout feature. There is natural light throughout the day and it offers superb views over the garden and surrounding countryside. Sliding doors open directly onto the patio, creating a seamless indoor/outdoor flow that is ideal for summer entertaining.

The property offers four good sized bedrooms. The main bedroom benefits from built-in wardrobes, additional space for freestanding furniture, and a en-suite shower room fitted with a white suite. The second bedroom is generously sized and also features built-in wardrobes, while bedroom three is a comfortable double with patio doors opening onto the rear garden. A well-appointed family bathroom serves the remaining accommodation.

The property benefits from gas central heating and uPVC double glazing throughout.

Externally, the front garden is attractively stocked with a variety of plants and shrubs, alongside a large driveway providing parking for several vehicles and extending along the side of the property.

The rear garden is a particular highlight. Enjoying a westerly aspect with uninterrupted countryside views, it makes the most of the day's sunlight. A substantial patio provides the perfect setting for outdoor dining and entertaining, with steps leading to a rockery and raised flowerbeds. Further steps descend to a lawned area with an additional patio and gravel section, greenhouse and garden shed.

A detached outbuilding, formerly the garage, has been converted into a workshop with light, power, utility space and an excellent climbing room - offering superb flexible space.

VIEWING By prior appointment with Redferns 01404 814306

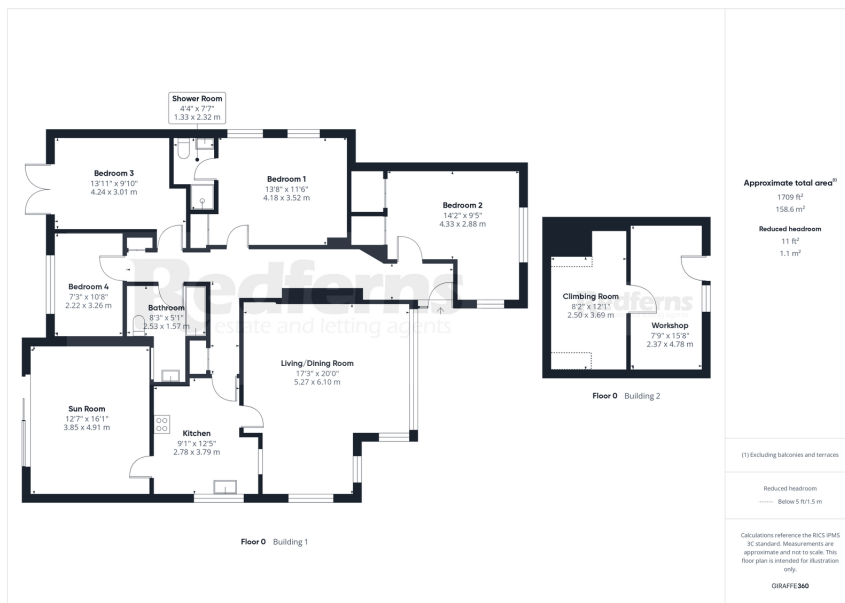
SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band F

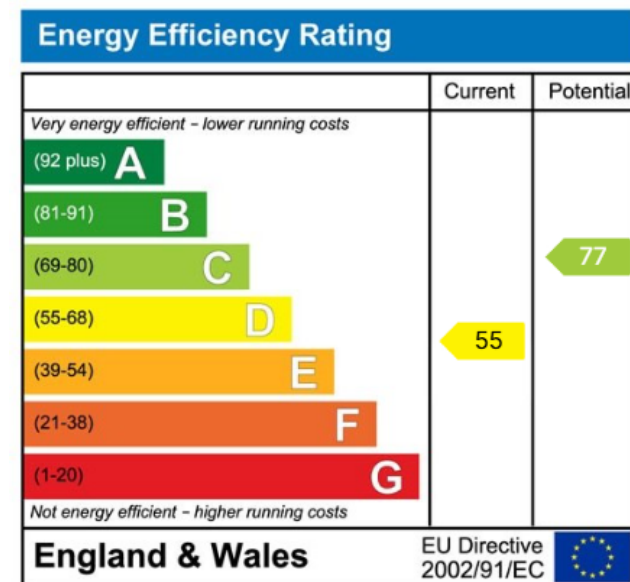
TENURE Freehold

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- Quiet cul-de-sac location on the outskirts of Ottery St Mary
- Beautiful, uninterrupted countryside views
- Spacious living/dining room with large picture windows and open fireplace
- Bright sun room with garden access and excellent indoor/outdoor flow
- Well appointed kitchen with stylish two-tone units
- Four well-proportioned bedrooms
- Principal bedroom with built-in wardrobes and en-suite shower room
- Generous west-facing rear garden with patio and lawn areas
- Large driveway providing parking for several vehicles
- Detached converted workshop with power, utilities space and climbing room



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