



Finches



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West Hill, Ottery St. Mary, EX11 1XH

What3Words: ///worlds.vocals.gifted

A substantial and versatile detached home set within mature gardens of approximately 0.4 acres

- Village Location
- Ample Driveway Parking
- Five Double Bedrooms
- Established Gardens
- Freehold
- Kings School Catchment
- Double Garage
- Dual Aspect Sitting Room
- Conservatory and Veranda
- Council Tax Band F

Guide Price £750,000

SITUATION

This sought-after East Devon village offers local amenities including a primary school, church, shop and village hall, with further facilities in nearby Ottery St Mary and excellent schooling options such as The King's School. The area enjoys easy access to Exeter, Honiton and the coast, with Woodbury Common, golf and country clubs, and popular seaside towns all within easy reach.

DESCRIPTION

An inviting reception hall with cloakroom leads to a well-appointed kitchen/breakfast room fitted with oak base and wall units under granite and solid oak worktops. Integrated appliances include a microwave/oven combination with separate oven, gas hob, fridge freezer and dishwasher, with a solid oak breakfast bar and adjoining utility room providing additional storage and appliance space. The dining room opens into the conservatory overlooking the garden, while the spacious dual-aspect sitting room features a fireplace with inset wood burner and patio doors onto the veranda. Also on the ground floor is a double bedroom with en suite shower room, a study/workshop and a large integral double garage with light and power. Upstairs are four further bedrooms, including a generous principal suite with extensive built-in storage and en suite bathroom, together with a family bathroom and separate office.

OUTSIDE

Finches is approached via a private driveway providing ample parking and access to the double garage with remote-controlled electric up-and-over door. The gardens surround the property and are a particular feature, with a wide variety of mature trees, shrubs and planting offering year-round interest. There is a productive vegetable garden and substantial fruit cages. A large shed/workshop with light, power and an outdoor double drainer sink with mains water provides excellent space for gardening. The grounds include generous lawned areas and a veranda. The principal garden enjoys a southerly aspect, and the total plot extends to approximately 0.41 acres

SERVICES

All mains services connected. Gas central heating. Outdoor mobile signal with all major networks. Superfast broadband available (Ofcom, 2026).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

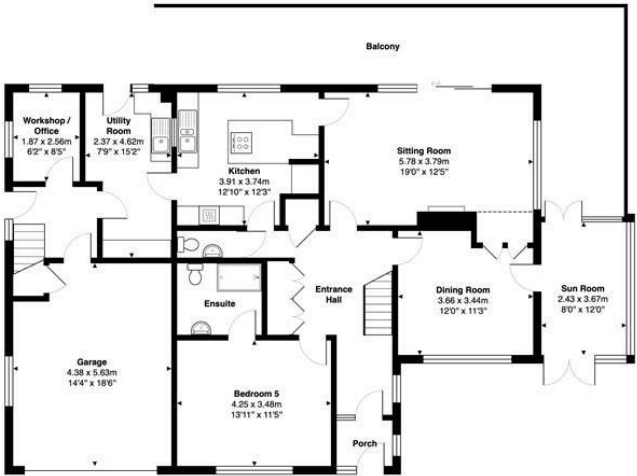


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Finches, Lower Broad Oak Road, West Hill, EX11 1XH



Ground Floor
Area: 186.5 m² ... 2007 ft²



First Floor
Area: 112.1 m² ... 1206 ft²

Total Area: 298.5 m² ... 3213 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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