



Mayfield







Mayfield Exeter Road

Ottery St. Mary, , EX11 1LE

Ottery St. Mary: 1.6 miles The Kings School: 1.6 miles Exeter: 10.2 miles

A truly exceptional country residence offering generous and adaptable living spaces of over 5,500 sq.ft, nestled within two acres of beautifully landscaped gardens.

- Detached house
- Versatile reception spaces
- Generous gardens of over 2 acres
- Extensive driveway parking
- EPC D
- Six bedrooms
- Immaculately presented
- Superb detached garden room
- Freehold
- Council Tax Band G

Guide Price £1,450,000

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SITUATION

The property is situated in a rural, yet particularly accessible location on the edge of West Hill, due to it being on the outskirts of Ottery St Mary; which offers extensive amenities and the highly regarded King's School. Equally the well-regarded Colyton Grammar school is within easy commute. 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. 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 to the West and Honiton to the east. Exeter provides excellent facilities, 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

Mayfield is an impressive and generously proportioned residence, offering six bedrooms and expansive reception space ideal for modern family living and entertaining. Four of the bedrooms benefit from stylish ensuite facilities, making the home perfectly suited to families and visiting guests alike.

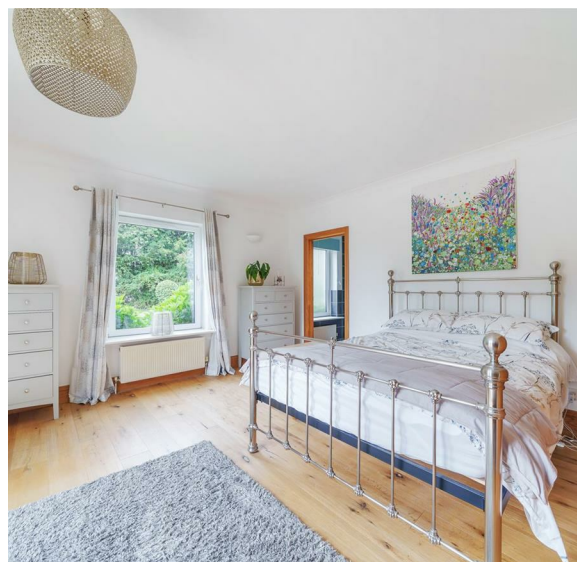
From the welcoming central entrance hall, a comfortable sitting room with a feature wood-burning stove opens seamlessly into the elegant dining room—an ideal setting for both formal and casual gatherings. To the rear, a beautifully appointed shaker-style kitchen with central island overlooks the gardens and grounds, flowing into a unique pentagonal breakfast room. This light-filled space features two sets of double doors opening onto the garden terrace, creating a harmonious blend of indoor and outdoor living.

Additional ground-floor accommodation includes a versatile playroom or study with direct garden access, providing flexibility for home working or children's activities.

The remainder of the ground floor hosts four spacious double bedrooms, each with contemporary ensuite shower rooms, offering privacy and comfort for family members or guests. A large laundry room and a well-equipped gym complete the accommodation.

The property has been thoughtfully refurbished to a high standard by the current owners, showcasing quality finishes throughout, including solid oak flooring and bespoke internal oak and glass doors.

On the first floor, you'll find a further double bedroom featuring built-in wardrobes and a charming Juliet balcony, offering views over the gardens. Adjacent lies the sixth bedroom, ideal as a guest room, or additional study space. A well-appointed family bathroom serves this level. One of the home's standout features is also found here, an impressive cinema and games room, perfect for family entertainment and relaxed evenings in.





OUTSIDE

The beautifully landscaped gardens at Mayfield are predominantly laid to lawn and thoughtfully interspersed with mature trees and well-established shrubs, creating a peaceful and private setting. A generous patio terrace stretches across the rear of the house, perfectly positioned for alfresco dining, entertaining, or simply enjoying the surrounding greenery.

A particularly striking feature is the detached garden room, located at the far end of the grounds and set well apart from the main residence. Extending to nearly 1,200 sq. ft., this versatile space offers a wealth of potential, ideal for a home office, studio, guest accommodation, or leisure suite.

In addition, two substantial block-built outbuildings provide excellent storage and offer further scope for conversion, subject to the necessary planning consents. The property is approached via a sweeping, paved driveway that offers secure, off-road parking for several vehicles.

SERVICES

Mains electricity. Private drainage via a bio-digester and private water supply from borehole. Oil-fired central heating.

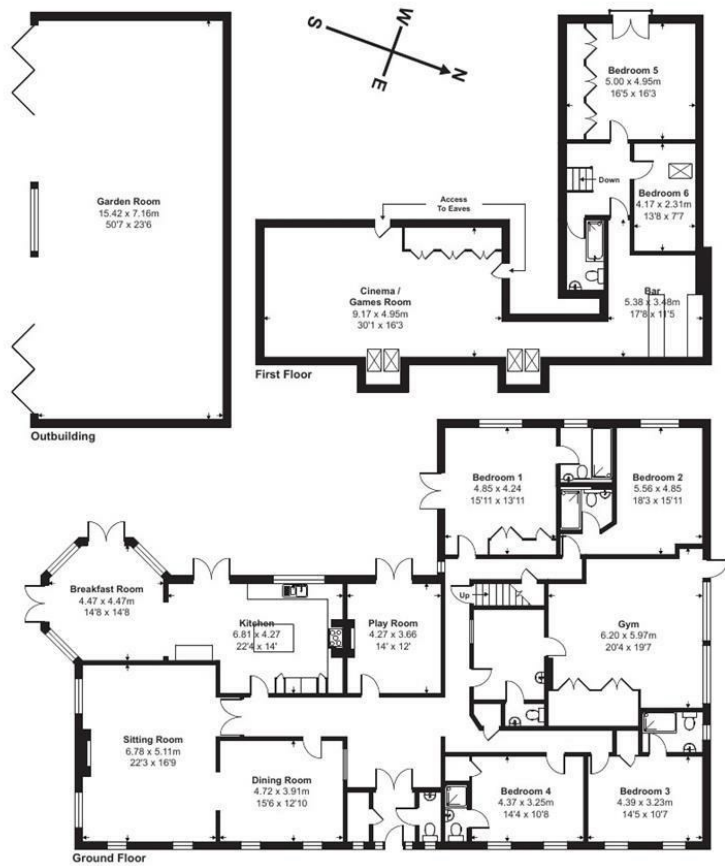
Standard and ultrafast broadband available. Mobile signal likely with Three, O2, EE and Vodafone (Ofcom).

DIRECTIONS

What3words: ///reference.stint.trembles



Approximate Area = 4587 sq ft / 456.2 sq m
Outbuilding = 1194 sq ft / 110.9 sq m
Total = 5781 sq ft / 537.1 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). © nchecom 2025. Produced for Stags. REF: 1311687



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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	EU Directive 2002/91/EC	



