



71 Chineway Gardens, Ottery St. Mary, EX11 1JQ

Guide Price £379,950

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Situated on the outskirts of Ottery St Mary, Chineway Gardens enjoys a peaceful setting close to open countryside, while remaining within easy walking distance of a range of local amenities. These include the local primary school, the highly regarded King's School secondary school, Sainsbury's and a variety of other shopping facilities.

Number 71 occupies an attractive corner position, enjoying glorious views across the surrounding countryside. The property offers well-proportioned accommodation throughout, combining comfortable living spaces with practical features and a delightful garden setting.

Upon entering, a welcoming reception hall benefits from a large storage cupboard and a convenient cloakroom/WC. The spacious, dual-aspect sitting room features a fireplace, creating an attractive focal point and a cosy atmosphere.

The recently refitted kitchen/breakfast room is a particular highlight, fitted with a comprehensive range of stylish gloss-fronted wall and base units, integrated appliances and a useful walk-in pantry. There is ample space for a dining table and chairs, making it an ideal room for everyday family life and entertaining.

Leading from the kitchen is a delightful sunroom/conservatory, providing an additional comfortable seating area with a pleasant outlook over the garden. A useful utility room offers further storage and space for appliances, together with a personal door providing direct access to the garage.

On the first floor are two generous double bedrooms, both benefiting from built-in storage and wonderful views across the surrounding countryside. The accommodation is completed by a stylish family bathroom fitted with a contemporary white suite.

Further benefits include uPVC double-glazed windows and doors, together with modern gas-fired central heating, helping to create a comfortable and energy-efficient home.

Externally, the property is approached via a brick-paved driveway providing off-road parking for two to three vehicles in front of the garage, which benefits from power and lighting. The front garden is mainly laid to lawn, complemented by attractive flower borders, mature hedging and established shrubs.

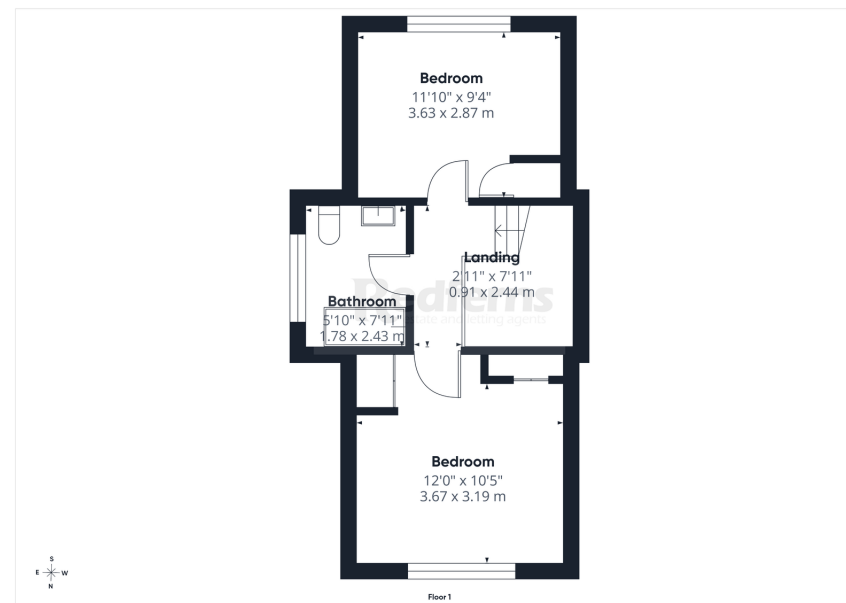
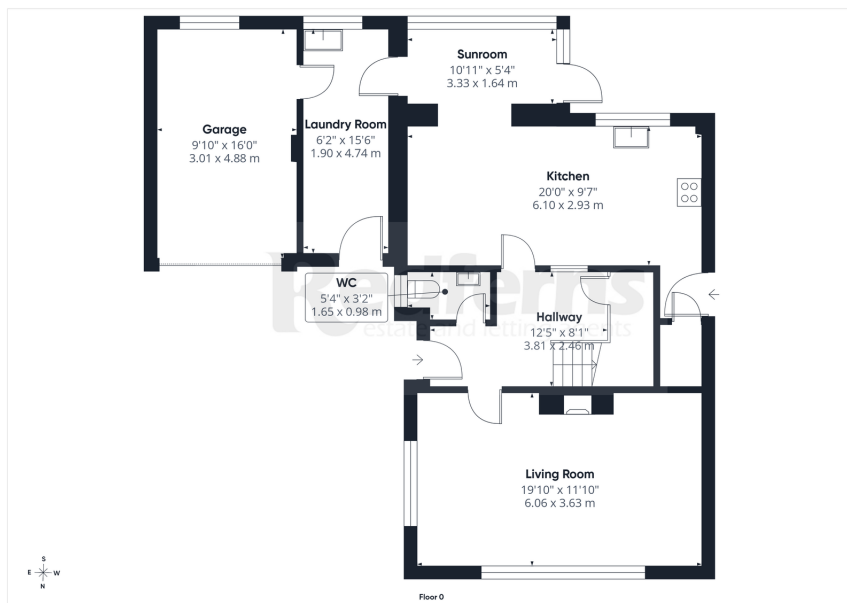
The southerly facing rear garden is another standout feature, being predominantly laid to lawn and enjoying stunning countryside views towards East Hill. A paved patio provides an ideal setting for outdoor dining and entertaining during the warmer months. Additional features include a timber garden shed, outside tap and side gates on both sides, along with a second seating area beside the conservatory, offering another pleasant spot to relax and enjoy the garden.

In summary, Number 71 Chineway Gardens presents an appealing opportunity to acquire a well-maintained two-bedroom home in a sought-after location, combining spacious accommodation, attractive outdoor space and far-reaching countryside views, all within convenient reach of Ottery St Mary's local amenities.





- A superbly presented detached house
- Desirable location within walking distance of the town
- Modern recently refitted kitchen breakfast room
- Utility room, sun room with pleasant aspect
- Southerly facing rear lawned rear garden with paved patio
- Enjoying a corner position benefitting from glorious view
- Entrance hallway with storage cupboard and cloakroom w.c
- Spacious sitting room with attractive feature fireplace
- Two double bedrooms and stylish bathroom on the first floor
- Driveway providing off road parking in front of the garage.



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