Springfield House

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West Hill Road, Ottery St Mary, Devon, EX11 1UZ

M5 Junction 29 (7.9 miles), Exeter city centre (11.3 miles), Exeter airport (4.4 miles)

A stunning contemporary family home offering nearly 5000 sq ft of accommodation finished to an exceptional standard with a woodland, driveway parking and garaging.

- Fantastic family home of nearly 5,500 sqft including garage
- 6 bedrooms and 5 bathrooms
- First floor dining/family room along with sitting room
- Beautiful grounds including a delightful woodland approaching 1.4 acres
- EPC: B
- Adaptable accommodation arranged over 3 floors
- Home cinema, gym and separate office
- Underfloor heating throughout
- Integral garage, ample driveway parking and detached garage
- Council tax band: G

Guide Price £1,750,000

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SITUATION

Springfield House is approached via a long private driveway leading to electrically operated double entrance gates with intercom, beyond which is an extensive parking and turning area not far from the centre of the village.

Located in East Devon, West Hill is a highly desirable village, with amenities including 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, Colyton Grammar school is within an easy commute. 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.

ACCOMMODATION

Springfield House is a contemporary detached family home, completed in 2011 and extending to almost 5,000 sq ft over three floors. The property has been thoughtfully designed to provide bright, spacious accommodation with an emphasis on natural light and flexible family living.

The front door opens into a spacious reception hall with a walk-in cloak and shoe cupboard. On the ground floor there is a fantastic fully equipped cinema room with adjoining kitchenette, a gym, a home office, and a useful ground floor double bedroom with an adjoining shower room. Also on this floor is a handy access to the integrated garage and plant room.

An impressive open-tread staircase with glazed balustrades rises to the first floor, where the principal living accommodation is arranged around a generous open-plan kitchen, dining and family room. A full-height glazed gable provides excellent natural light throughout this space. The family area includes a woodburning stove and French doors opening onto the rear terrace and gardens, while a door from the dining area leads to a balcony overlooking the front of the property.

The kitchen is fitted with a range of bespoke solid oak units and integrated Miele appliances including two ovens, a steam oven, microwave, coffee machine, warming drawers, wine fridge, full-height refrigerator, dishwasher and waste disposal unit. A Quooker boiling water tap is also fitted. Adjoining the kitchen is a utility room with WC.

Glazed double doors open from the family room into the sitting room, which enjoys a full-height window overlooking the gardens, French doors opening onto a balcony and a gas-fired stove.

Also on the first floor are a study and a further bedroom, which could equally be used as a hobbies room, served by an en suite shower room.

The staircase continues to the second floor, where the landing provides an attractive seating area with views towards the surrounding woodland. The principal bedroom benefits from a dressing room and en suite bathroom, together with a floor-to-ceiling window overlooking the gardens. There is a guest bedroom with a walk-in dressing cupboard and en suite shower room, together with two further bedrooms served by a Jack and Jill shower room.

The property is finished to a high standard throughout and includes Jerusalem limestone flooring to the ground and first floors, bespoke solid oak internal doors, underfloor heating, integrated speakers to the dining/family room and first-floor bedrooms, extensive built-in storage, solar water panels, external lighting and CCTV.

OUTSIDE

The property is approached via a long private driveway leading to an extensive parking and turning area, from which there is access to the integral garage, open car port and a separate detached garage, all fitted with electronically operated up-and-over doors.

To one side of the house is an attractive ornamental garden with a water feature. To the rear, French doors from the family room open onto a paved terrace, providing an ideal space for outdoor dining and entertaining, overlooking the beautifully landscaped gardens. These comprise gently undulating lawns interspersed with ornamental trees, established planting and a further water feature, with a fine display of spring bulbs.

Beyond the formal gardens, a five-bar gate opens into an area of natural woodland, planted with young trees and carpeted with bluebells in the spring. A winding path leads through the woodland to a seating area beside a wildlife pond, with the woodland bordered by open fields, creating a peaceful and private setting with an abundance of local wildlife.

Overall including the driveway the grounds extend to around 1.4.4 acres

SERVICES

Current council Tax band: G
Tenure: Freehold
Utilities: Mains water, gas and electricity
Drainage: Mains
Heating: Underfloor heating from a gas boiler and solar thermal heating panels for hot water.
Standard and superfast broadband available.
EE, O2, Three and Vodafone mobile networks available (Ofcom).

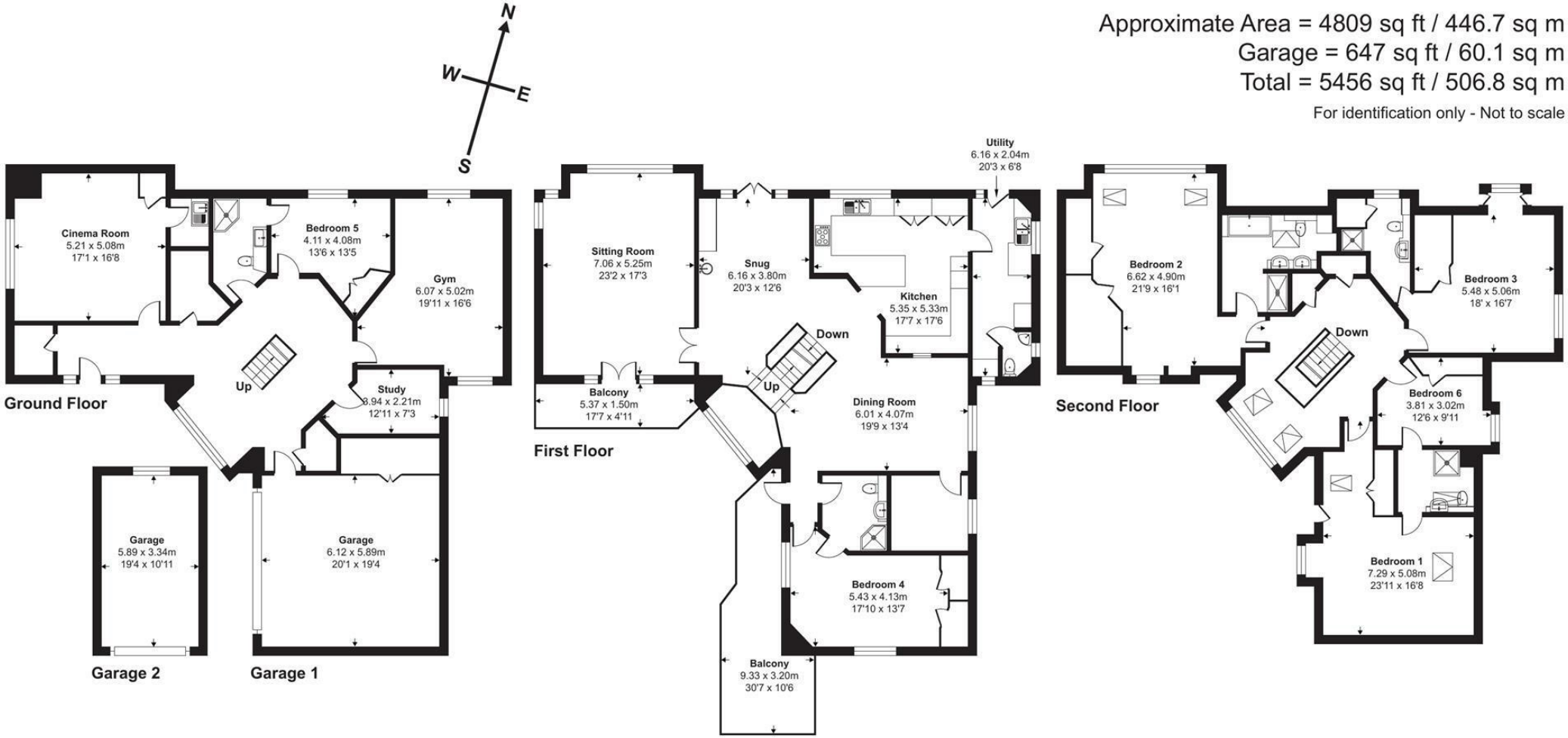
DIRECTIONS

What three words: ///sprain.summaries.supposed

AGENTS NOTE

The vendor advises that the neighbouring property, Brick house Farm has a right of way over the driveway for access. There are also a number of TPO's in the garden. The woodland is on two parcels of land with a 999 year lease dating from 1999.

Approximate Area = 4809 sq ft / 446.7 sq m
Garage = 647 sq ft / 60.1 sq m
Total = 5456 sq ft / 506.8 sq m
For identification only - Not to scale



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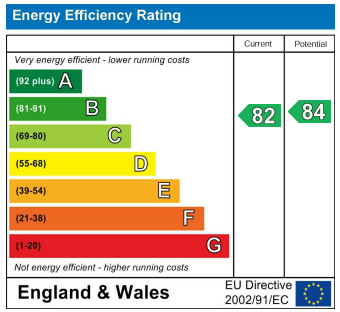

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