

STAGS

# Broad Hayes

# Broad Hayes, Toadpit Lane

West Hill, Ottery St. Mary, EX11 1TR

What3words: ///videos.grit.loved

A substantial four-bedroom 1930s home set in approximately 1.16 acres of private gardens. Offering spacious accommodation, a double garage and a wonderful woodland setting.

- Superb home in sought-after woodland village
- Well-equipped kitchen & utility room
- Bathroom & separate shower room
- Generous driveway & double garage
- Spacious sitting/dining room with wood burner
- Four double bedrooms
- uPVC double glazing
- Private gardens & grounds of approx. 1.16 acres
- Council Tax: Band G

## Guide Price £995,000

### SITUATION

The property occupies a particularly attractive position in the prestigious woodland village of West Hill, one of East Devon's most sought-after residential locations. Toadpit Lane is a pleasant, tree-lined lane characterised by mature surroundings and substantial individual homes, giving the property a wonderful sense of privacy while remaining conveniently placed for the heart of the village.

West Hill offers an excellent range of day-to-day amenities, including a convenience store and highly regarded primary school, while the nearby town of Ottery St Mary provides a wider selection of shops and services together with The King's School.

For those needing to travel further afield, the A30 and M5 are readily accessible, making Exeter and the wider region convenient for commuting whilst allowing the property to enjoy its peaceful woodland setting.







## DESCRIPTION

This handsome and substantial 1930s residence offers spacious, light-filled accommodation with plenty of character. A welcoming reception hall with cloakroom/WC leads to an impressive multi-aspect sitting/dining room with garden views and a feature fireplace with wood-burning stove. The versatile sunroom is ideal as a family room, study or home office, while the well-equipped kitchen has a range of modern units, integrated appliances and ample work surfaces, complemented by a large utility room. A covered veranda provides access to two useful stores and the garage. On the first floor are four well-proportioned double bedrooms, including one with a bay window and another with a dual aspect and Jack and Jill access to the family bathroom, together with a separate modern shower room.

## OUTSIDE

The property is approached through double timber gates onto a substantial tarmac driveway providing ample parking and access to the double garage with light and power. The gardens and grounds extend to approximately 1.16 acres, offering a high degree of privacy and seclusion with generous lawns, mature trees and established planting. An Indian sandstone terrace provides an attractive space for outdoor dining and entertaining, while a small orchard with fruit trees and wildflowers adds further interest. A summerhouse offers versatile space for use as a home office, gym or studio.

## SERVICES

Mains water and electricity are connected. Oil-fired central heating. Private drainage. Gas is understood to be available in the road.

Broadband is connected to the property. Prospective purchasers are advised to make their own enquiries regarding broadband speeds and mobile coverage.



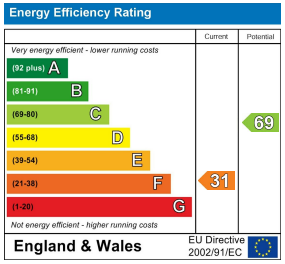




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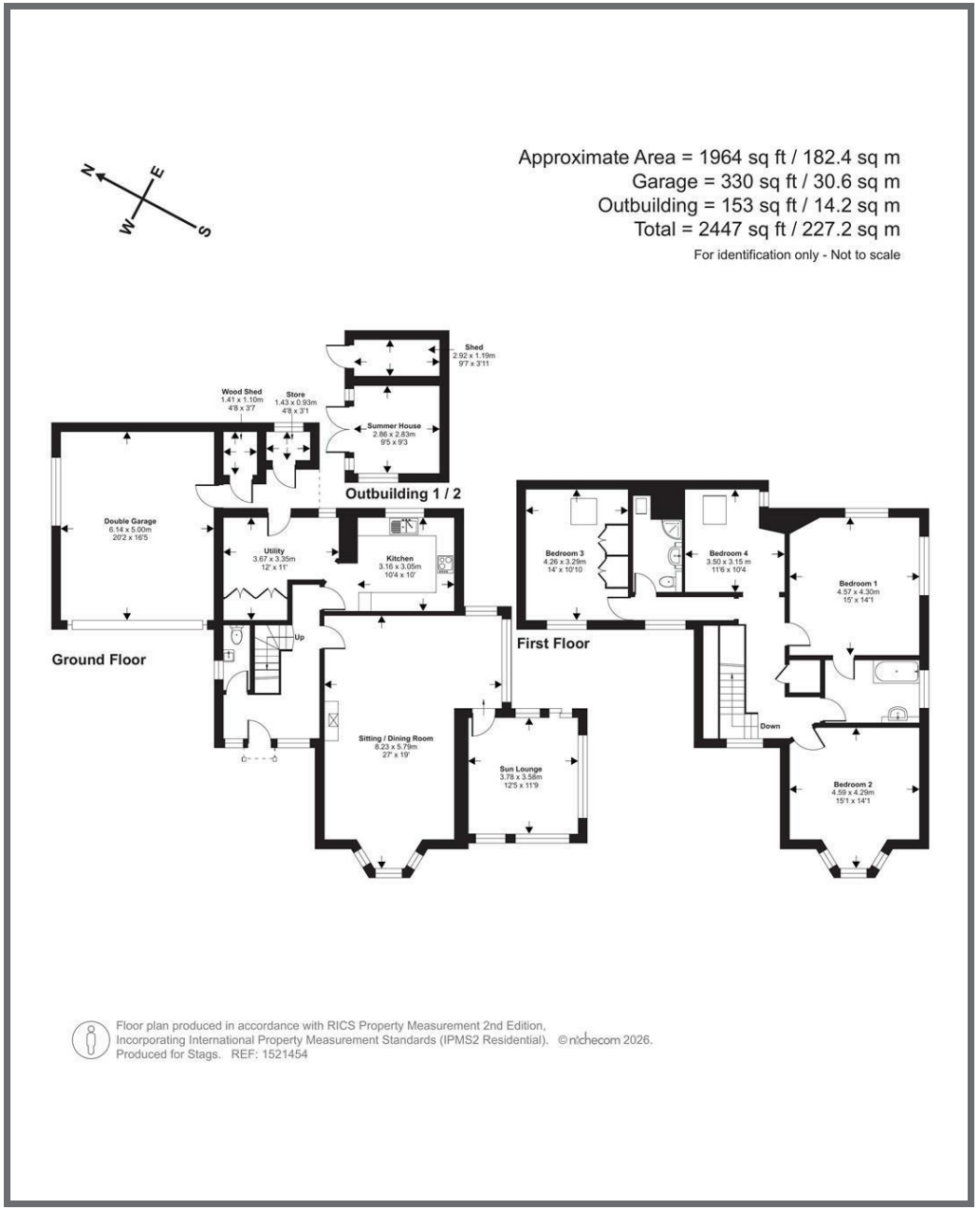



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