



Sandgate Lane, Wiggaton, Ottery St. Mary, EX11 1PX

Guide Price £1,350,000

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Wiggaton is a delightful rural hamlet surrounded by rolling countryside, home to a small collection of individual properties and a charming village church. Despite its peaceful setting, the hamlet lies just over a mile from the thriving town of Ottery St Mary, close to the sought-after village of Tipton St John, and within approximately five miles of Sidmouth's stunning Jurassic Coast.

Tipton St John offers a strong sense of community and a range of local amenities, including a well-regarded pub, historic church, primary school and village shop with post office. Ottery St Mary provides a broader selection of facilities, including independent shops, a Sainsbury's supermarket, the highly regarded King's School, and an excellent primary school. Exeter lies to the west and offers extensive shopping and leisure amenities, mainline rail services to London Paddington and Waterloo, access to the M5 at Junction 30, and Exeter International Airport.

The property is a thoughtfully designed and generously proportioned family home, offering highly flexible accommodation perfectly suited to modern living. The property provides five well-sized bedrooms, with the principal bedroom benefiting from an ensuite bathroom for added privacy.

At the heart of the home is a spacious open-plan kitchen and breakfast room, an ideal space for everyday living and entertaining. Bi-folding doors open directly onto the garden, creating a seamless connection between indoor and outdoor spaces. A utility room offers additional storage and laundry facilities, along with a convenient cloakroom.

The main sitting room is another light and airy space with doors opening onto the garden, making it an inviting space for both entertaining and relaxed evenings in front of the wood-burning stove. A formal dining room provides a versatile area, ideal as a media room, children's playroom or quiet retreat.

Enhancing the home's flexibility is a fully self-contained one-bedroom annexe with its own private entrance. This space is perfect for extended family, visiting guests, independent living or use as a home office.

#### Outside

Set within approximately 2.6 acres, the property enjoys beautifully landscaped gardens and a paddock offering excellent versatility. The grounds include a heated outdoor swimming pool with changing room, shower facilities and pump house, alongside a large additional room suitable for use as a gym or storage. A double garage and substantial driveway provide ample parking.

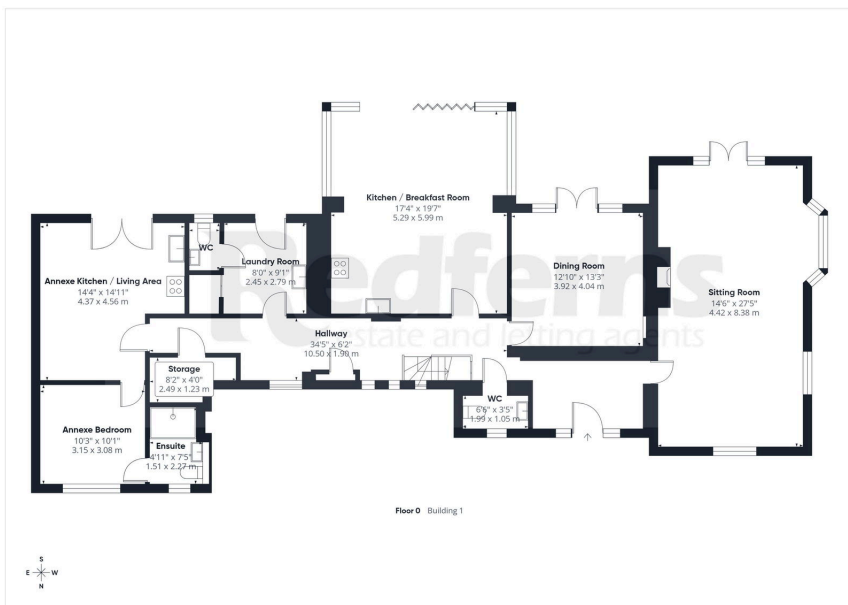
The formal gardens are a particular highlight, featuring mature shrubs, ponds and carefully maintained borders that create an attractive and tranquil setting. Generous patio areas provide ideal spaces for outdoor entertaining and alfresco dining, while far-reaching countryside views enhance the sense of privacy and calm.

To the side of the property is a brick-built outbuilding housing the wood pellet boiler and main hot water system, with an adjoining wood store. From the track, there is direct access to the rear paddock and garden, where several sheds offer potential for conversion to stables. A gate conveniently links the paddock and garden areas.

NOTE: Some photographs were taken before marketing

VIEWING By prior appointment with Redfern's 01404 814306





- Large family home
- Light & airy feel
- Beautiful country views
- Spacious sitting room and formal dining room
- Open plan kitchen / breakfast room
- 6 Bedrooms (includes self contained annexe)
- Three well equipped shower rooms
- Large driveway double garage
- Over two and a half acres of gardens and grounds
- No onward chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	56
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 Exeter | 01392 984 511  
 Sidmouth | 01395 512 544

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