

24, Claremont Field

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, Ottery St. Mary, EX11 1NP

what3words: ///obstruct.copper.stole

A contemporary four-bedroom family home featuring a private garden and detached double garage in a Cul-de-sac conveniently situated on the edge of town.

- Detached Family Home
- Four Bedrooms
- Freehold
- Private Driveway
- South-East Facing Private Garden
- Cul de sac location
- Ensuite to Master Bedroom
- Conservatory
- Double Garage
- Council Tax Band E

Guide Price £575,000

SITUATION

Conveniently positioned to the south within walking distance of Ottery St Mary town centre, the property offers a sense of semi-rural living on the town's edge. Ottery St Mary boasts a variety of amenities, including a Sainsburys, the highly regarded Kings School, a sought-after primary school, Coleridge Medical Centre, Ottery Community Hospital, sports centre and bus services. This friendly country town is surrounded by the glorious East Devon countryside and the stunning Jurassic Coast at Sidmouth is just a short drive to the south.

A public footpath close by leads across the fields to the lovely River Otter with its riverside walks. An easy route onto the A30 provides swift access to the city of Exeter, the M5 and Exeter International Airport. Mainline rail services operate from Exeter (Paddington and Waterloo lines) and nearby Feniton (Waterloo Line).







DESCRIPTION

This well-presented family home comes to the market for the first time in 23 years and offers spacious, comfortable and versatile accommodation with attractive wrap-around private gardens. The ground floor is particularly well suited to modern family life with a generous sitting room featuring an attractive fireplace and access to the conservatory. The contemporary kitchen/diner features modern cabinetry and provides an excellent sociable space, with double doors opening directly onto the garden. The ground floor also benefits from a study and a WC discreetly located off the entrance hall.

The first floor comprises four well-proportioned double bedrooms three of which are served by the family bathroom. The principal bedroom enjoys views over the rear garden and surrounding countryside, and includes an en-suite shower room with dressing room and built-in wardrobes. Bedrooms two and four also have built-in storage.

OUTSIDE

The rear garden is south east facing and is an attractive feature of the property and this level plot has been established over a number of years. There are several places from which to enjoy the garden including a secluded seating area to the western side of the property and in the back garden there is a particularly useful cedar shingle covered timber framed gazebo providing a sheltered seating space for outside dining and entertaining. A small pond provides an attractive focal point while established hedging and a lawn are interspersed with a varied selection of shrubs, perennials and trees with timber fencing around the boundaries which creates a good degree of enclosure and privacy. The garden also includes a shed for storage and side access to the detached double garage.

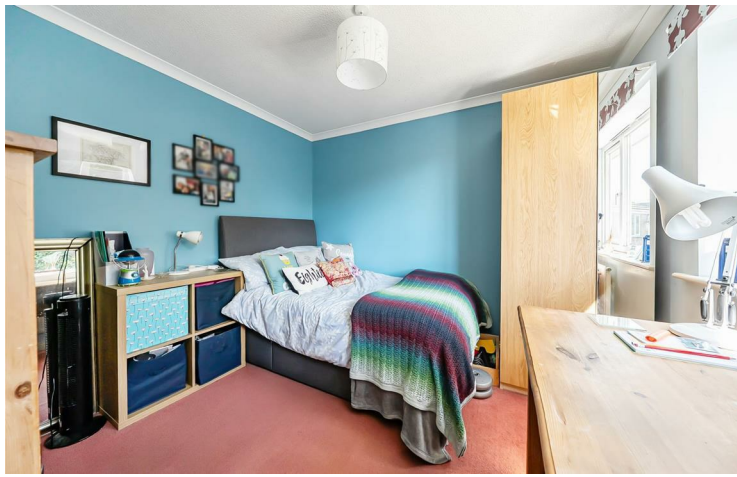
To the front, there is a detached double garage with a tarmac driveway providing parking for several vehicles.

SERVICES

All mains services connected. Gas-fired Central heating. Full Fibre broadband available.
Mobile signal good inside and outside with all major networks (Ofcom, 2025).



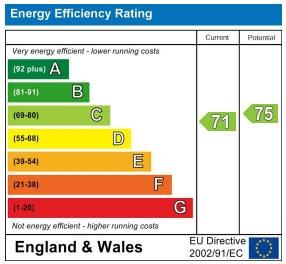




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