



Trees, West Hill, Devon

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Trees, Higher Broad Oak Road, West Hill, Devon, EX11 1XJ

A beautifully appointed four-bedroom bungalow with garaging and a south-facing garden, in a popular village setting

Ottery St. Mary town centre 2.7 miles, Whimple mainline station 4.5 miles (2 hours 37 minutes to London Paddington via Exeter St. David's), M5 (Jct 29) 8.4 miles, Exeter city centre 11.5 miles

Reception hall | Open-plan sitting area, dining area and kitchen | Utility | Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom | Double garage Sheds | Garden | EPC rating D

The property

Trees is an attractive family home that offers stylish and contemporary accommodation arranged over a single accessible level. The property provides flexible living with plenty of natural light and high-quality fixtures and fittings throughout. The property also benefits from a detached double garage and solar panels which provide an income. Trees is surrounded by a level garden and is situated on a private road in a highly desirable village in the East Devon countryside.

The heart of the home is the open-plan, 33ft sitting area, dining area and kitchen, which has wooden flooring, recessed LED lighting, a fireplace fitted with a woodburning stove and a dual aspect with French doors that open onto the south-facing garden. There is plenty of space for a seating area and a family dining table, while the kitchen has sleek, modern fitted units in white and integrated appliances. There is also a useful utility room for further appliances and household storage.

There are four well-presented double bedrooms, including the principal bedroom at the rear of the property which has a luxury en suite shower room with a walk-in shower. One of the bedrooms to the front of the property could be used as an additional reception room instead or as a study. There is also a family bathroom with contemporary fittings, including a separate shower unit.

Outside

At the front of the house there is a tarmac driveway providing plenty of parking space and access to the detached double garage. There is a beautiful enclosed garden to the front of the property that has an area of lawn, well-stocked border flowerbeds, a greenhouse and a gardening shed, while at the rear there is a further large garden which is mainly laid to lawn with raised vegetable beds and borders of established hedgerow and mature trees providing privacy.

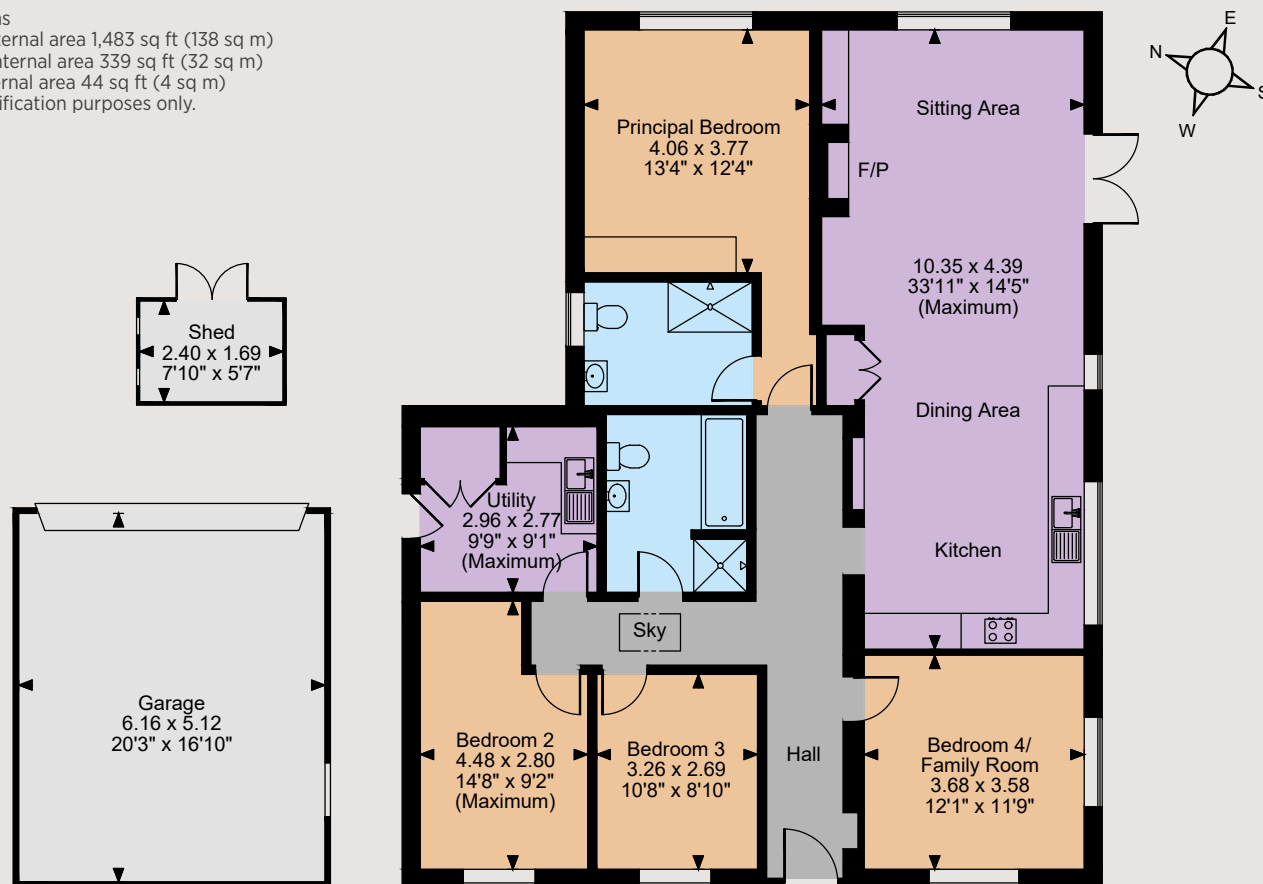
Location

Trees is in the small village of West Hill, two miles southwest of the charming Devon town of Ottery St Mary. West Hill has a village store, a post office and an outstanding-rated primary school, while most of the necessary everyday amenities can be found in Ottery St Mary, including a variety of shops, restaurants and cafés, a supermarket and a good selection of schools, including the outstanding-rated King's School. The A30 runs nearby, offering easy access to the popular city of Exeter, and the M5, while the stunning Devon coastline is just a 20 minute drive away. Exeter, approximately 11 miles away, is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including a John Lewis and a Waitrose supermarket.





Floorplans
House internal area 1,483 sq ft (138 sq m)
Garage internal area 339 sq ft (32 sq m)
Shed internal area 44 sq ft (4 sq m)
For identification purposes only.



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Many well-regarded schools can be found in Exeter, including Exeter School, Exeter College (Outstanding rated) and The Maynard, whilst Exeter University is recognised as one of the best universities in the country. School buses run from the village to the Exeter schools and also to Colyton Grammar School.

Directions

The postcode EX11 1XJ will take you to the property using a satellite navigation system.

General

Local Authority: East Devon District Council

Services: Mains electricity, water and drainage. Oil-fired central heating.

Council Tax: Band E

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £665,000

Exeter

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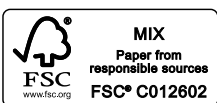
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