



Eastfield, West Hill, Devon

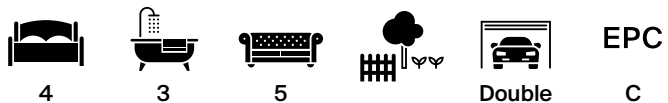


A beautifully appointed detached family home with an extensive garden, in a peaceful village setting.

This impressive, detached family home sits on a quiet residential street on the edge of the village of West Hill and just moments from beautiful, rolling East Devon countryside. The house provides more than 3,500 square feet of elegant, understated accommodation, including four bedrooms and five reception rooms, all of which have neutral décor and plenty of natural light throughout.

The ground floor has a spacious, comfortable sitting room with a woodburning stove and a dual aspect, including sliding glass doors opening onto the rear garden. Double doors lead to the light and airy sun room, while the ground floor also has a useful study.

The open-plan kitchen/dining/living room is the heart of the home, with its L-shaped layout and three distinct living and entertaining areas, including a seating area, space for a dining table and the stylish kitchen with white units, a central island with a breakfast bar and integrated appliances. The seating area has full-height windows, skylights overhead and bi-fold doors opening onto the garden.



Guide Price	Tenure	Local Authority	Council Tax
£1,500,000	Freehold	East Devon District Council	Band G





Upstairs there are four well-presented double bedrooms, all of which have fitted storage. The large, luxury principal bedroom has its own dressing room and an en suite shower room, while one further bedroom is also en suite. Additionally, the family bathroom is located on the first floor.



Gardens and grounds

At the front of the house, the garden is laid to lawn while the spacious tarmac driveway provides plenty of parking space and access to the double garage. The extensive rear garden is west-facing and welcomes plenty of sunlight throughout the day. There is paved terracing across the back of the house and far-reaching lawns, which wrap around the sides of the house and extend to approximately 150ft. There is also a vegetable garden, various mature trees and established border hedgerow.

Location

The small village of West Hill lies two miles southwest of the charming Devon town of Ottery St Mary, surrounded by beautiful rolling Devon countryside. 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.

The area is ideal for those with a love for the great outdoors, with the East Devon Area of Outstanding Natural Beauty on its doorstep, providing a wealth of outstanding walking, cycling and riding routes. The coast and the renowned Southwest Coastal Path is within easy reach, as are a number of excellent beaches. Golf is available nearby at Sidmouth and Honiton, as well as Woodbury Park.

The A30 runs nearby, offering easy access to the city of Exeter and the M5, while the stunning Devon coastline and the popular seaside towns of Sidmouth and Exmouth are within easy reach.

For schooling, West Hill itself has a primary school, rated 'outstanding' by Ofsted. Ottery St. Mary provides further schooling, including the 'outstanding' secondary The King's School, while there are also a number of excellent schools in the surrounding area, including the independent St. John's School in Sidmouth.

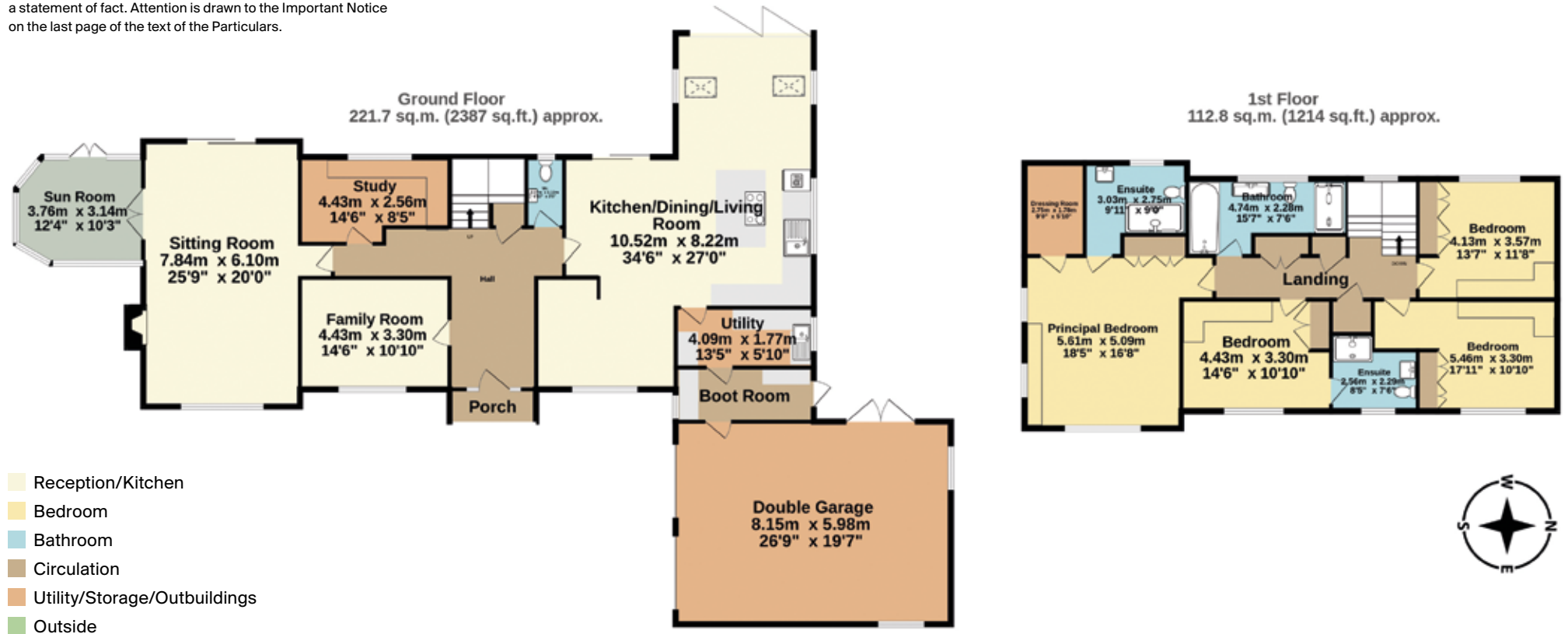




Approximate Gross Internal Floor Area

3601 sq ft / 334.5 sq m

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2023. Photographs dated February 2023.

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