

High Bank, West Hill, Devon





A fine detached family home with **attractive gardens**,
in a popular village setting.

Summary of accommodation

Ground Floor: Drawing room | Study | Dining/sitting room | Kitchen/breakfast room | Utility | Cloakroom

First Floor: Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom

Outside: Double garage | Garden

Distances

Ottery St. Mary town centre 2.7 miles, Whimple station 4.6 miles (18 minutes to Exeter St. David's), Exeter Airport 5.6 miles (1 hour to London City Airport), M5 Junction 30 7.7 miles, Exeter city centre 11.8 miles, Exeter St. David's station 12.7 miles (2 hours to London Paddington)

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Location

The 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.

The property

This well-presented detached family home has four bedrooms and a wealth of light, comfortable accommodation. Set on a quiet residential cul-de-sac in the sought-after village of West Hill, the property also offers three flexible reception rooms and delightful south-facing gardens in which to relax.

The main ground-floor reception room is the 25ft drawing room with its triple aspect, including French doors opening onto the rear gardens. The room also features a handsome fireplace fitted with a woodburning stove. The well-proportioned, airy dining and sitting room stretches across the back of the house and includes tiled flooring and a further set of French doors opening onto the gardens. Additionally, the ground floor has a useful study, which is ideal for home working.



The kitchen and breakfast room adjoins the sitting and dining room in a semi open-plan layout. It includes modern units to base and wall level, a breakfast bar and integrated appliances, with a double oven and ceramic hob with extractor hood, dishwasher and fridge. The utility room provides further space for storage and home appliances.

Upstairs there are four double bedrooms, each of which includes extensive fitted storage. The principal bedroom overlooks the sunny rear gardens and features an en suite shower room with a large shower unit. The first floor also has a family bathroom.





Garden and Grounds

At the front of the property there is an area of lawn, with the tarmac driveway offering plenty of parking space for residents and guests alike. The integrated double garage provides further parking, storage and workshop space. At the rear, the splendid garden is south-facing and welcomes plenty of sunlight throughout the day. There is paved terracing pathways, immaculate lawns, colourful border flowerbeds and various established shrubs and trees. There is also a greenhouse and a timber-framed summer house in which to relax.

Services

Mains water, electricity and drainage. Gas fired central heating.

Directions (Postcode EX11 1XX)

what3words///stuck.utter.ridge

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: C

Guide Price: £000,000

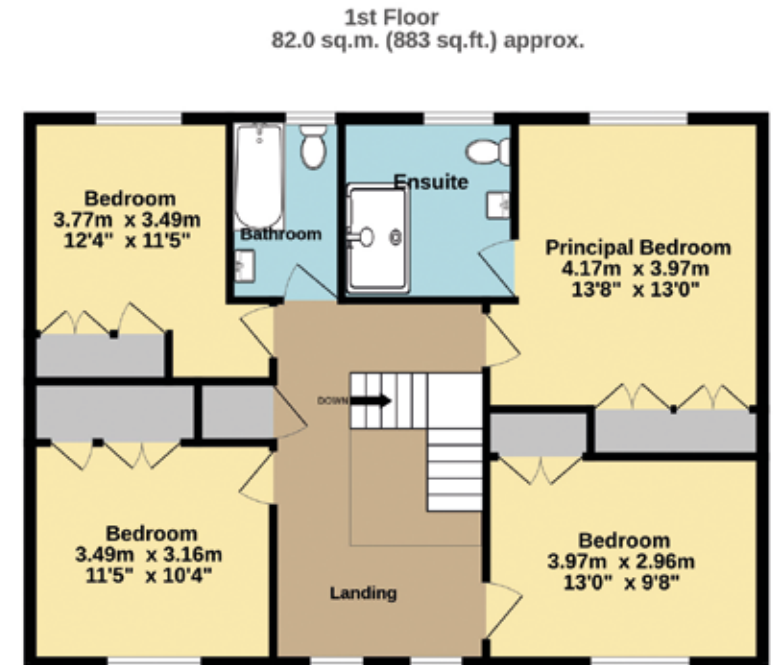
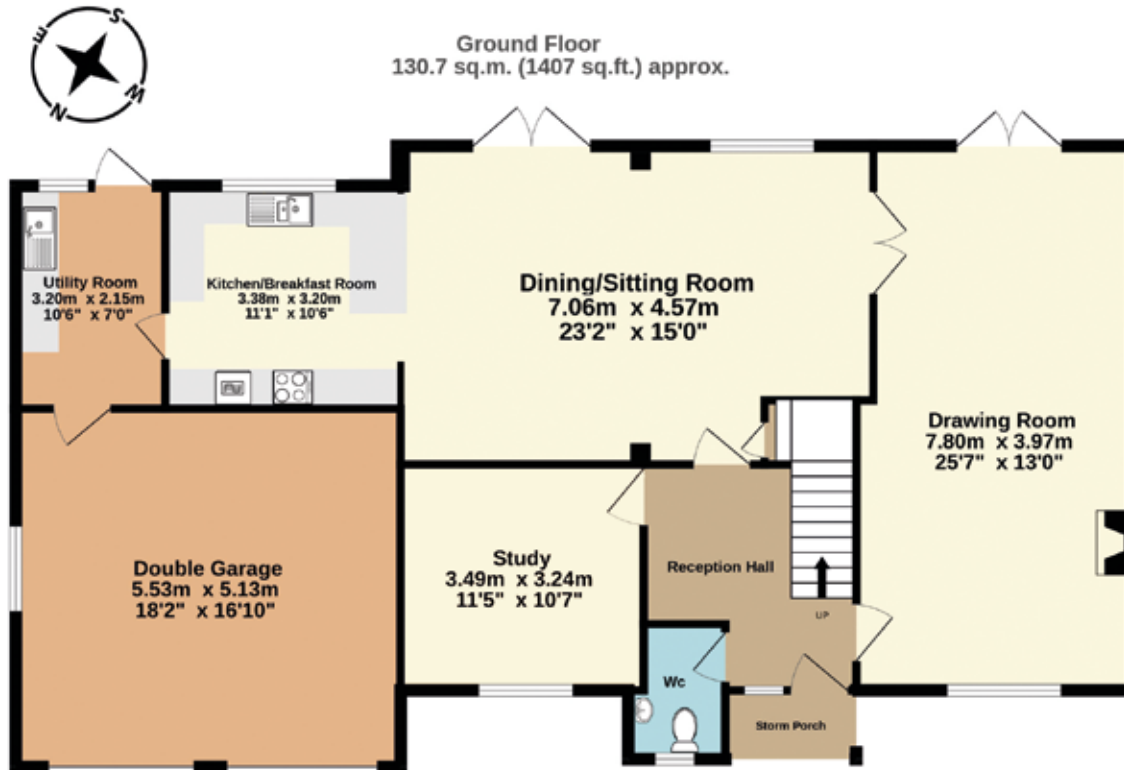


Approximate Gross Internal Floor Area

212.8 sq m (2290 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2023. Photographs and videos dated September 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com