

Woodstock, West Hill, Devon

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# A **super energy-efficient** and beautifully presented contemporary house in a tranquil, woodland setting.

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## Summary of accommodation

Reception hall | Open-plan kitchen and family room | Sitting room | Study | Shower room | Cloakroom | Laundry room | Integral double garage

Two double bedrooms with integral dressing areas and en suite walk-in showers | Double bedroom with en suite shower room | Two further double bedrooms | Family bathroom with separate shower

Parking | Large terrace | Studio/office | Garden store | Garden | Woodland | Stream

In all about 0.75 acre (0.3 hectare)

## Distances

A30 1.4 miles, Ottery St. Mary 2.3 miles, Exeter Airport 4.8 miles, Sidmouth Beach 6.9 miles, M5 J29 7.6 miles, Exeter City Centre 11.3 miles, Exeter St. David's station 11.7 miles (Waterloo 2 hours 3 minutes/Bristol 57 minutes), Colyton 13.6 miles

(All distances and times are approximate)



**Knight Frank Exeter**  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

**Louise Glanville**  
01392 423111  
[louise.glanville@knightfrank.com](mailto:louise.glanville@knightfrank.com)

## Location

Woodstock is positioned at the end of a short, no-through lane on the edge of the village of West Hill. The village is a thriving community with a parish church, convenience store (walking distance), hall and an excellent primary school (walking distance).

The nearby town of Ottery St. Mary caters for most day-to-day needs, whilst Exeter has an extensive range of shops, businesses and recreational facilities as one would expect from a cathedral and university city.

The A30 and M5 (Junction 29) are within easy reach and Exeter St. Davids station has a regular, fast service to both Waterloo (From 2 hours 3 minutes) and Bristol (From 57 minutes). For air travel, Exeter Airport offers connections to both national and international destinations.

There is also a wide choice of schools locally both from the state and independent sectors including Colyton Grammar School in Colyton, The Maynard School and Exeter School and there are student bus services to Colyton Grammar, The Maynard and the local King's secondary school from the village.

## The property

Inspired by examples of post-modern architecture in Switzerland, Woodstock is a contemporary house designed and built in 2016 in conjunction with the architect and owner. The design centres around a central family hub with emphasis on energy efficiency, functionality using the pick of up-to-date technology and optimisation of natural light and space, all within a structure that blends with the surrounding natural environment and is south-facing.

With these principles in mind Woodstock succeeds on every level. The house has a 94% (A) EPC rating with superb levels of insulation that keep the interior warm in the winter and cool in the summer. It is also clad with natural toned Rockpanel exterior panels and has floor to ceiling/tall EPC 94 triple glazed windows of brushed external aluminium that optimise the levels of natural light in the interior. The house's functionality is digitized through an Intelligent Abodes rack controlled through a smartphone app.







The central family hub comprises an extensive, open plan space off the reception hall that combines a superbly equipped contemporary kitchen with Dekton work surfaces, Miele appliances and Bora hob with an integral extractor fan, alongside distinct dining and seating areas, which all look out across the lawn to the beautiful wild flower area and mature woodland beyond.

The ground floor also incorporates an area that is designed to serve as a self-contained annexe if required but currently provides a snug, study with adjacent shower room. The house is fitted with ceramic floor tiling throughout along with a wealth of contemporary style, built-in cupboards and the two principal bedrooms have a south-facing balcony with glass balustrading, one a Juliet balcony and the other of frameless glass.

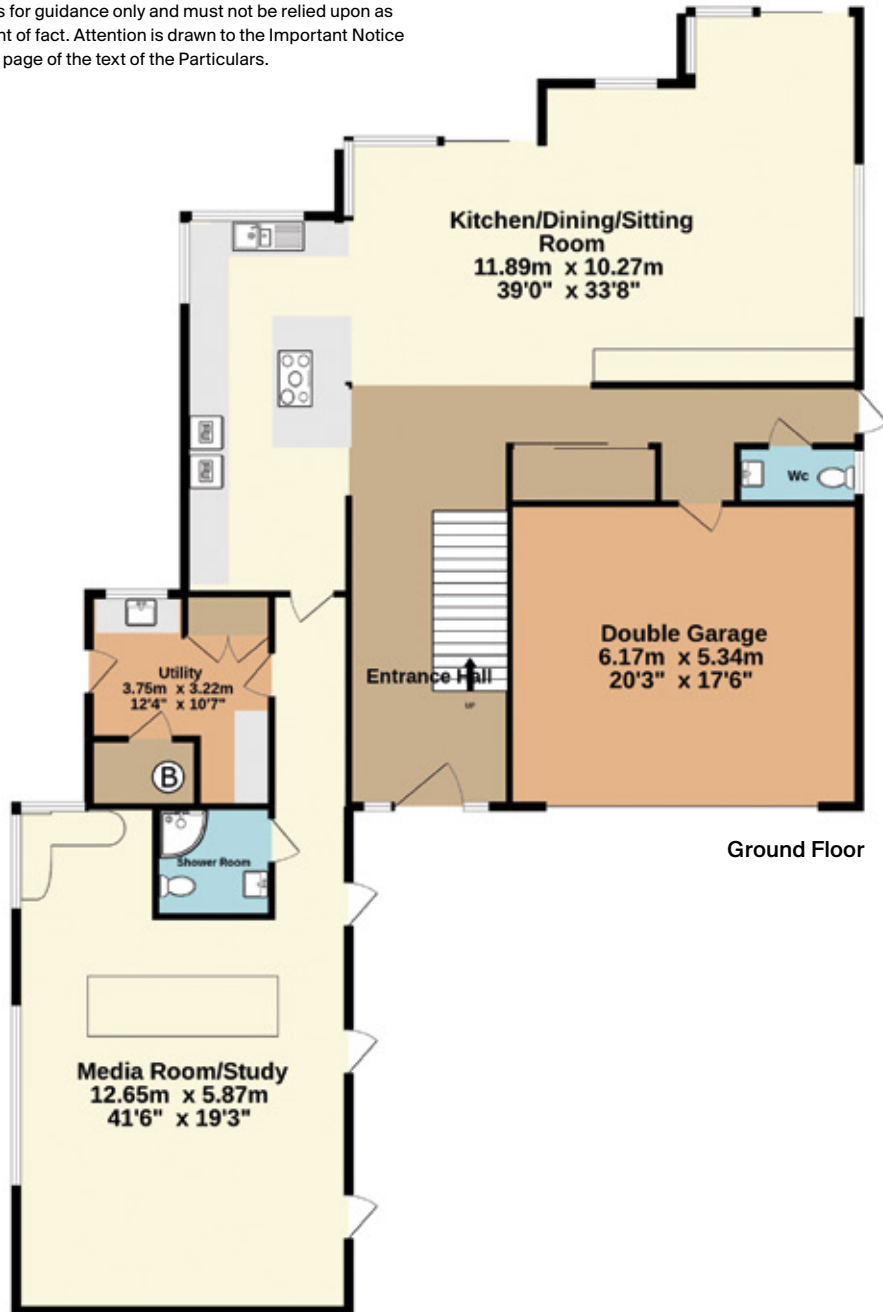
The feeling of space is also felt upstairs where the part-galleried landing leads to the property's five double bedrooms, three of which have en suite wet/shower rooms leaving the remaining two to share the family bathroom with separate shower.





**Approximate Gross Internal Floor Area**  
**3,300 sq ft / 306.6 sq m (excludes garage)**

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.









## Studio and Garden

Woodstock is positioned behind a copper beach hedge at the far end of a no-through lane in private grounds of about three quarters of an acre that backs on to open countryside. The house and its garden, which is natural in style with almost no formal planting, seem to merge seamlessly into surrounding woodland. Immediately behind the house is a large, paved terrace with a lawn beyond that very gently slopes down to a small “wild area” planted with a gorgeous variety of flowering meadow plants that flower in turn from April through to September.

Beyond this is an area of mature woodland with an ancient Devon bank and stream extending along the rear boundary. The woodland extends up to and along both sides of the house and contains a variety of mature, broad leaf species including several tall oaks that shade the east and western boundaries along with the studio positioned beside the wild flower area.

The house is approached off the lane to an L-shaped and brick-paved parking area that extends along the front and one side of the house, with a paved path leading around both sides of the house connecting with the terrace at the rear.

## Services

Mains water, electricity, drainage and gas. Underfloor heating throughout. Photovoltaic panels. Superfast broadband connection available locally.

## Property information

**Tenure:** Freehold

**Local Authority and Council Tax Band:** East Devon District Council ([www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)). Tax Band G.

**EPC Rating:** A

**Guide Price:** £2,000,000





## Directions (Postcode EX11 1TY)

**what3words:///rotation.sleepless.ranch**

From the A30 take the B3174 exit, signed to Ottery St. Mary. Take the third exit off the first roundabout followed by the second exit off the next one on to the B3180, signed to Exmouth. Drive for three quarters of a mile and then turn left on to Bendarroch Road. Follow the road for about a third of a mile and then turn right on to School Lane. Continue to the end of the lane and then turn right on to West Hill Road. After a further 200 yards take the first exit off the mini roundabout. The property will be found at the far end of the lane.



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 July 2022. Photographs dated July 2022.

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