



**STAGS**

Ithilien

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4 Birch Grove, West Hill, Ottery St Mary, EX11 1XP

Exeter 12 miles Jurassic coast line at Exmouth 9.5 Miles Ottery St Mary 3

- Substantial stylish home
- 5 Double bedrooms
- 5 Bath/en suites
- Double height music room
- 27 ft kitchen
- Study/Bed 6 and utility
- Triple garage
- Just over 3/4 acre.

**Guide price £895,000**

## SITUATION

The property is set in a quiet glade off Higher Broad Oak Road in West Hill. The much sought after village nestles in the glorious East Devon countryside with its magnificent tree lined avenues and lanes. Amenities in the village include a church, village store containing a butcher, baker, post office, off licence and newsagents, whilst there is also a village hall and a popular primary school.

More extensive facilities can be found in the nearby town of Ottery St. Mary including supermarket, popular garden centre and the highly regarded Kings School.

A short drive away us the well-known Woodbury Park Golf and Country Club, as well as the coastal resorts of Budleigh Salterton, Exmouth and Sidmouth.

The city of Exeter is a short drive or bus journey away providing an extensive range of cultural, recreational and educational facilities as well as a mainline rail link to London Paddington.

## DESCRIPTION

Believed to be a 1970's construction, this substantial home arranged over three floors, has light well proportioned rooms which flow effortlessly from one room to the next.

## ACCOMMODATION

The wide entrance hall is a fitting start to this glorious home; an expansive staircase rises gently to a large reception hall/entertaining space, from here, down a short stair case the master bedroom suite and second bedroom can be found.



Individual stylish large 1970's home over 3 storeys in the heart of the village.





The 33.3 sq m master bedroom delivers one of the many the 'wow factors' with beautiful timber flooring, walk through wardrobe, and large en suite comprising a bath, Jack and Jill sinks, wet rooms style shower, WC and under floor heating. The second bedroom has an en suite and french doors which lead to the rear garden.

Returning to the ground floor, there are three good sized double bedrooms with en suites. The bedroom to the front of the property is currently used as a gym.

Up a few steps is the music room/ living room, a light and spacious room with stunning parquet flooring, timber beams and a balcony looking over the rear garden.

Access from the music room or from the spiral staircase is further living / dining space which flows through into the sun room and enclosed terrace.

The kitchen is set at the front of the house, extending to 8.23 m in length, this wonderful space is focused around a large central island unit. Supplied by local kitchen supplier System Six the units are extensive with integrated appliances including dishwasher, induction hob, extractor, double oven and warming draw. There is also a full height integrated fridge and separate freezer. A breakfast bar is a beautiful spot in which to enjoy the elevated views across the front garden.

Connected to kitchen is the large utility and boot room, with an exterior door leading to the roadside. Also on this floor is a study and cloakroom.

### OUTSIDE

The property is approached off the quiet lane, through electric double metal wrought iron steel gates. The drive sweeps up to the front of the house and the triple garage. This purpose built block has three electric doors as well as a further garden store.

The house is relatively central within the grounds with largely level lawns front and back with a mix of surrounding trees and shrubs including two large Canadian Sequoia trees. At the back of the house is a substantial decked area over looking the rear gardens, with a small path winding down the bank to a grass terrace.

### SERVICES

Mains water and drainage. Mains electricity. Oil fired central heating.

### VIEWING

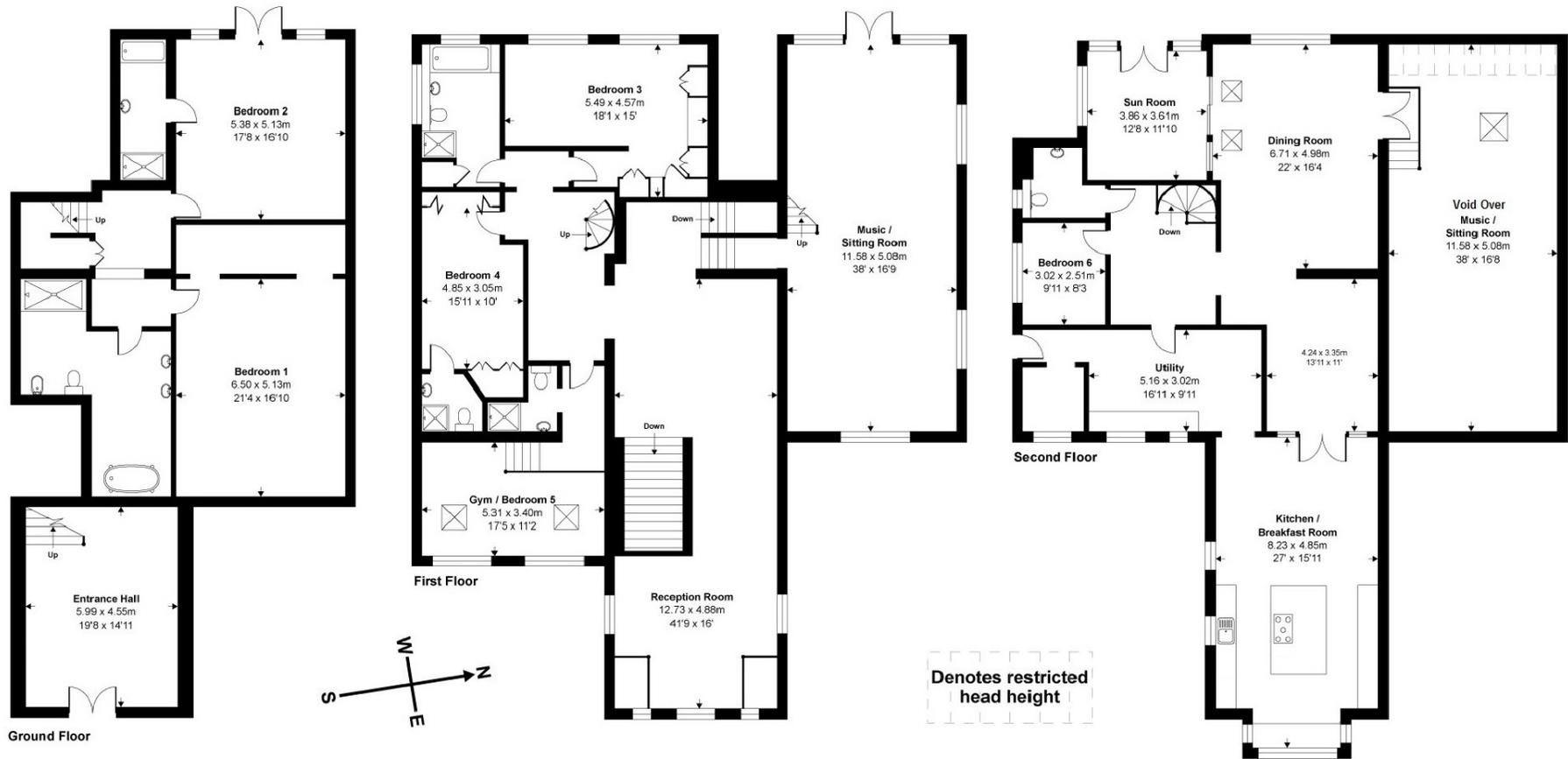
Strictly by appointment only. 01404 45885.

### DIRECTIONS

From Exeter and the M5 proceed on the A30 eastwards. After just over 6 miles, take the B3174 exit signposted Ottery St Mary and Whimble. At the first roundabout, take the 3rd exit to Ottery St Mary and at the second roundabout after that take the second exit onto the B3180 signposted for Exmouth. Continue on this road for 1.5 miles turning left onto West Hill Road. At the mini roundabouts turn right into Higher Broadoak Road, at the bottom turn right into Birch Grove and the property is the first on the right.



Approx. Gross Internal Floor Area  
654.2 Sq Metres 7042 Sq Ft (Excludes Restricted Head Height & Includes Garage)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



Stags  
Bank House, 66 High Street, Honiton, Devon, EX14 1PS  
Tel: 01404 45885  
honiton@stags.co.uk

