



Abbott Close, Ottery St. Mary, EX11 1FH

Guide Price £529,000

4 2 2



Situated within the sought-after catchment area for The King's School, this beautifully presented four-bedroom detached home occupies a desirable position on the outskirts of Ottery St Mary. The property enjoys the perfect balance of peaceful surroundings and convenience, with the town centre and its excellent range of amenities within walking distance. The surrounding countryside offers superb opportunities for walking, while the nearby A30 provides excellent links to Exeter, the M5 motorway and the East Devon coastline.

Built in 2014 by the highly regarded Redrow Homes, the property has been finished to a high standard throughout and is presented in immaculate condition. Designed with modern family living in mind, the accommodation is bright, spacious and energy efficient.

The welcoming entrance hall includes a useful storage cupboard and a cloakroom/WC. The standout feature of the home is the impressive open-plan kitchen, dining and family room, creating a superb central living space for families to cook, dine and socialise together. The contemporary kitchen is fitted with an extensive range of base and wall units, granite worktops, an inset sink and a matching central island. Integrated Smeg appliances include a fridge/freezer, dishwasher, eye-level electric oven and grill, together with a gas hob and extractor hood. There is ample space for both dining and relaxed seating, while sliding patio doors open directly onto the rear garden, making it ideal for entertaining and everyday family life. A separate utility room provides additional storage, a second sink, space for further appliances and convenient access to the driveway and garage.

To the front of the property is a generously proportioned sitting room, offering a comfortable and inviting space to relax.

Upstairs, there are four good-sized bedrooms, all of which benefit from built-in wardrobes. The principal bedroom also enjoys a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom finished with attractive tiling and a modern white suite.

Constructed to modern standards, the property benefits from excellent thermal insulation, quality double glazing and an efficient gas-fired central heating system with dual-zone controls, helping to keep running costs low.

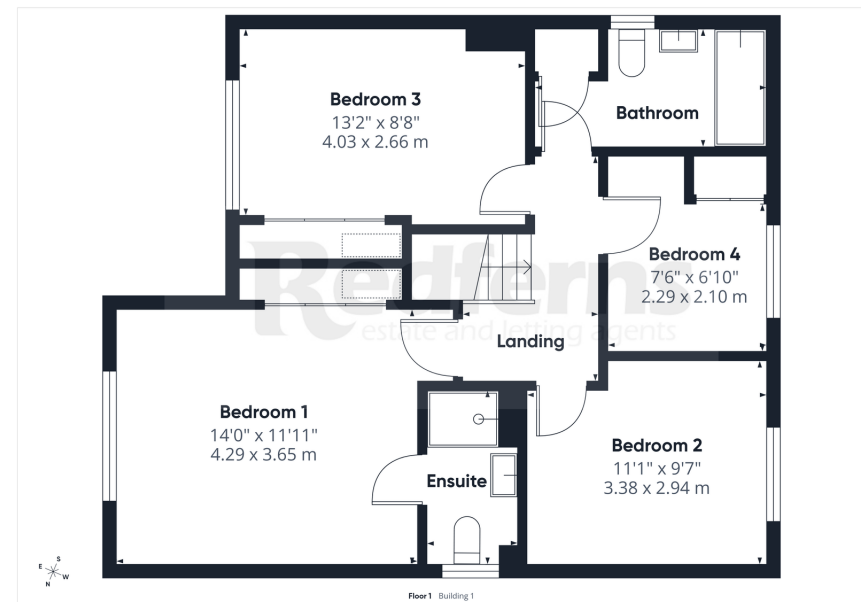
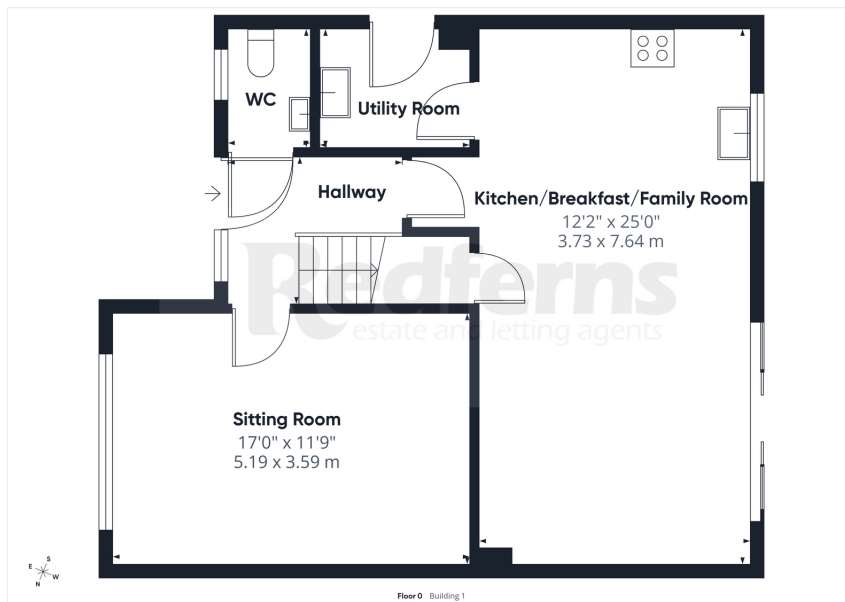
Externally, a driveway provides off-road parking for three vehicles and leads to a detached garage with an electric up and over door, light and power. The south-west facing rear garden is fully enclosed, offering a high degree of privacy. It features a lawn, well-stocked flower borders and a large paved patio, creating an ideal setting for outdoor dining and entertaining. Additional features include outside lighting, an external power point, an outside tap and direct pedestrian access to the garage.

Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities, shops, including Sainsbury's, pubs, churches, very good schools, post office, medical centre, local hospital, recreational activities, sports centre and bus services. Although surrounded by beautiful open countryside it is particularly accessible; 6 miles to the coast at Sidmouth, Exeter 10 miles (M5 junction) with the A30 dual carriageway giving swift access. Honiton is 6 miles with further shops, amenities and mainline station (Waterloo-Exeter).





- An immaculately presented and spacious detached house
- Entrance Hallway, Cloakroom W.C and Sitting room with fireplace
- Four good sized bedrooms (Master with Ensuite)
- Driveway in front of detached garage
- Highly efficient gas fired central heating and uPVC double glazing
- Preferred cul-de-sac location
- Impressive open plan Kitchen/Breakfast/Family Room
- All bedrooms with built in wardrobes. Separate Bathroom
- South-westerly facing and very private rear garden
- Built by Redrow homes in 2014



Ottery St. Mary
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