



Hawkins Lane, West Hill, Ottery St. Mary, EX11 1XG

Guide Price £775,000, Council Tax: G, EPC: D

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Hawkins Lane is a peaceful, established and leafy setting within this exclusive location, offering a sense of seclusion while remaining conveniently close to the village centre, primary school and the surrounding open countryside. The nearby A30 provides swift connections to Exeter, the M5 and the coast.

The property offers a light-filled and versatile layout, ideal for both families and those seeking comfortable single-level living. A generous reception hall creates an inviting first impression and leads through to a large dual-aspect sitting room. A wide opening connects seamlessly to the formal dining room, perfect for entertaining. The traditional kitchen is fitted with oak-effect units at both base and eye level, along with an integrated oven and hob, while the adjoining utility room provides additional storage and appliance space.

On the ground floor are three double bedrooms, one with an en-suite, together with a cloakroom and a family bathroom, both fitted with modern white suites. The principal bedroom occupies the first floor, offering a peaceful retreat with its own en-suite shower room and pleasant separation from the rest of the home.

Approached via a shared driveway, the property is accessed through a five-bar gate onto a substantial private drive providing ample off-road parking and access to a double garage and garden store. The gardens are mainly laid to lawn, offering a blank canvas for landscaping, and a paved patio provides an ideal spot for outdoor dining and summer entertaining.

West Hill is a distinctive and desirable village with a well-stocked mini-supermarket and post office at its centre, along with a charming church, an excellent primary school, village hall, garage, hairdresser, dentist and regular bus services. The nearby town of Ottery St Mary, approximately two miles away, offers a wider range of amenities, including a renowned secondary school, medical centre, supermarket and independent shops. Exeter and the M5 are around eight miles away via the A30, while Honiton (with mainline rail services) and the coast at Sidmouth are both within easy reach. VIEWING By prior appointment with Redferns on 01404 814306

DIRECTIONS What3words///dared.change.butlers

Tenure: Freehold

Services: All main services are connected

OUTGOINGS Council Tax Band G (as per Gov.UK Website at the date of first listing)

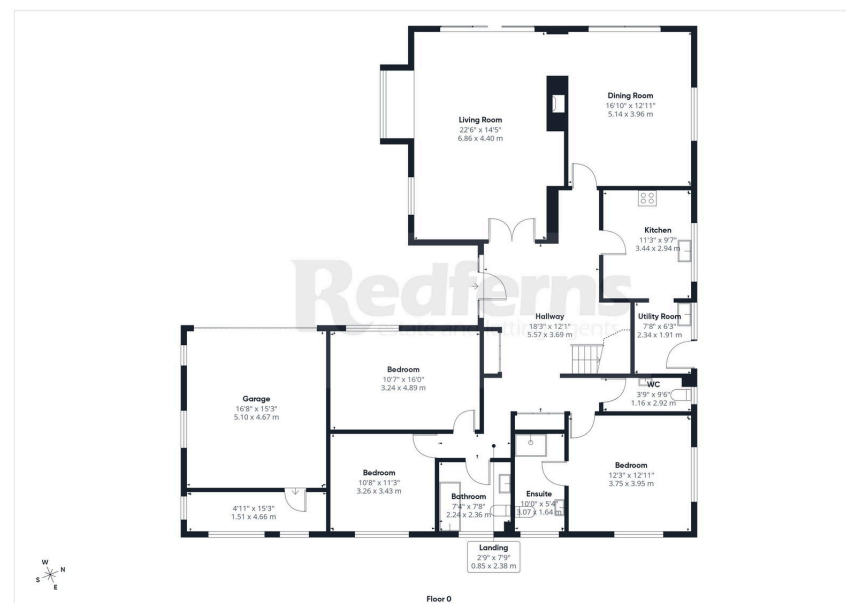
MOBILE AND BROADBAND COVERAGE Super fast fibre optic broadband is connected to this property, for specific checks, please use this link: checker.ofcom.org.uk

AGENTS NOTE Data Protection Act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as a passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence





- No Chain
- Reception hall with W.C.
- Formal dining room
- Four double bedrooms
- Driveway and double garage
- Deceptively spacious
- Dual aspect sitting room
- Kitchen and utility room
- Two bedrooms with ensuite
- Private garden with a good degree of privacy



Ottery St. Mary
Exeter
Sidmouth

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