



Finches

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West Hill, Ottery St. Mary, EX11 1XH

What3Words: ///worlds.vocals.gifted

A substantial and versatile detached home set within mature gardens of approximately 0.4 acres

- Village Location
- Ample Driveway Parking
- Five Double Bedrooms
- Established Gardens
- Freehold
- Kings School Catchment
- Double Garage
- Dual Aspect Sitting Room
- Conservatory and Veranda
- Council Tax Band F

Guide Price £775,000

SITUATION

This sought-after East Devon village offers local amenities including a primary school, church, shop and village hall, with further facilities in nearby Ottery St Mary and excellent schooling options such as The King's School. The area enjoys easy access to Exeter, Honiton and the coast, with Woodbury Common, golf and country clubs, and popular seaside towns all within easy reach.

DESCRIPTION

An inviting reception hall with cloakroom leads to a well-appointed kitchen/breakfast room fitted with oak base and wall units under granite and solid oak worktops. Integrated appliances include a microwave/oven combination with separate oven, gas hob, fridge freezer and dishwasher, with a solid oak breakfast bar and adjoining utility room providing additional storage and appliance space. The dining room opens into the conservatory overlooking the garden, while the spacious dual-aspect sitting room features a fireplace with inset wood burner and patio doors onto the veranda. Also on the ground floor is a double bedroom with en suite shower room, a study/workshop and a large integral double garage with light and power. Upstairs are four further bedrooms, including a generous principal suite with extensive built-in storage and en suite bathroom, together with a family bathroom and separate office.

OUTSIDE

Finches is approached via a private driveway providing ample parking and access to the double garage with remote-controlled electric up-and-over door. The gardens surround the property and are a particular feature, with a wide variety of mature trees, shrubs and planting offering year-round interest. There is a productive vegetable garden and substantial fruit cages. A large shed/workshop with light, power and an outdoor double drainer sink with mains water provides excellent space for gardening. The grounds include generous lawned areas and a veranda. The principal garden enjoys a southerly aspect, and the total plot extends to approximately 0.41 acres

SERVICES

All mains services connected. Gas central heating. Outdoor mobile signal with all major networks. Superfast broadband available (Ofcom, 2026).





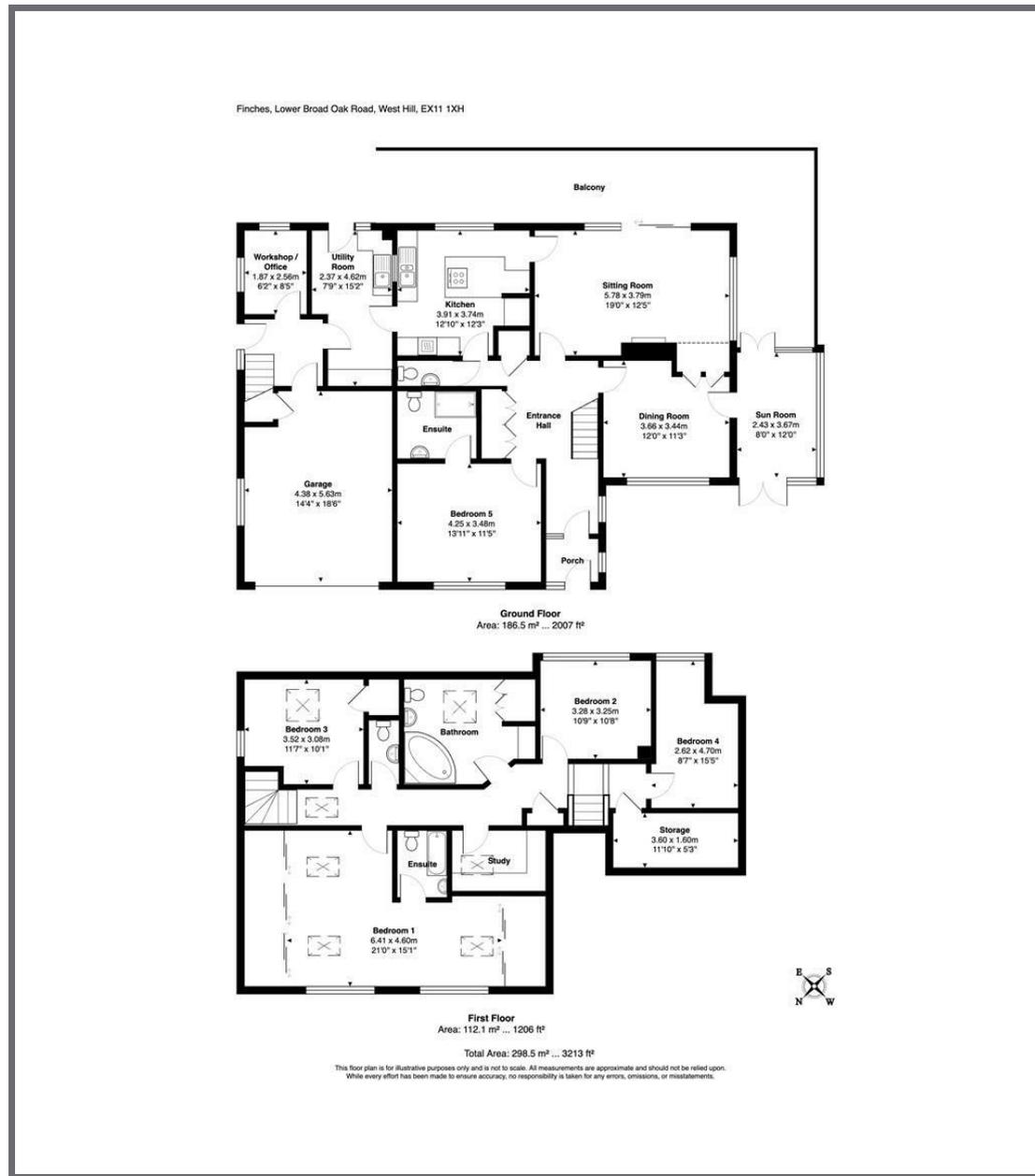
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885



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