



Oak Tree Gardens, West Hill, EX11 1FR

Guide Price £650,000

Beautifully appointed 3/4-bedroom home, part of the exclusive over-55s Oak Tree Gardens community in the highly desirable village of West Hill. This exceptional development comprises only 10 bespoke detached homes by Blue Cedar Homes, each thoughtfully crafted to suit a refined, comfortable lifestyle.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Description

Oak Tree Gardens offers spacious, light-filled interiors that can easily adapt to meet the evolving needs of residents.

The Property

Ground Floor: A welcoming, good sized entrance hallway, with understairs cupboard

Living Room: A bright living room with views over the front garden. Double doors open into a separate dining room, great views over the rear garden with French doors giving access to the rear garden.

Kitchen: The modern kitchen features a good range of wall and base units with granite worktop, stainless steel sink with mixer tap. Integrated NEFF appliances including electric oven, induction hob with extractor above. Integrated fridge freezer, dishwasher and washer dryer. Lovely views over the garden, and convenient access to the garage.

Shower Room/Cloakroom: A modern suite, large shower with glass screen, low level WC, basin in vanity unit and heated towel rail.

Snug/Bedroom Three: A versatile room which could easily be adapted into a ground floor bedroom with ensuite.

The entire ground floor benefits from engineered oak flooring and underfloor heating.

First Floor: A wide staircase ascends to a spacious landing

Bedroom One: The large, light double benefits from a Juliette balcony with wonderful views over the front garden and communal grounds, two double built in wardrobes. A lovely en-suite shower room with a good sized walk in shower with large glass screen, low level WC, basin in vanity unit with mixer tap and heated towel rail.

Family bathroom with tiled bath, low level WC, basin in vanity unit with mixer tap, large fitted mirror, heated towel rail.

Bedroom Two: Another double bedroom with views over the front garden, radiator.

Study/Bedroom Four: Currently used as a study with views over the rear garden and countryside beyond, radiator.

All bathrooms feature Duravit sanitaryware, ceramic tiling, and underfloor heating, with gas-fired central heating radiators throughout the upper level.

This unique development encourages you to enjoy a hassle-free lifestyle, enhanced by a visiting Estate Manager who provides essential services, including waste management, maintenance of the communal grounds and maintenance of the front and rear gardens.

Outside: The property enjoys a beautiful, gated approach, flanked by an orchard that leads to a landscaped communal garden with a charming summerhouse for residents to enjoy. The property itself features an extra-large garage, an allocated parking space, and a south-facing front lawn. The rear garden is elegantly landscaped with paved areas and gravel, with attractive shrubs, bushes, and mature trees.

Property Information: Management of Oak Tree Gardens is overseen by Blue Cedar Homes, with an annual charge of £1,440. This fee includes window and gutter cleaning and any other duties that need attention.



At a glance....

Exclusive Over 55's Development (Only 1 Person

Needs to Meet the Criteria)

Flexible Accommodation

Bedroom One with Ensuite

Family Bathroom

Sitting Room

Dining Room

Downstairs Shower Room

Driveway

Garage with Integral Door from Kitchen

Lovely Gardens

Wonderful Peaceful Woodland Location

Short Walk to the Local Shop

PROPERTY INFORMATION:

Freehold

Council Tax Band: F

Mains Electric, Gas, Water and Drainage

Service Charge: Management of Oak Tree Gardens is overseen by Blue Cedar Homes with an annual charge of £1,440.

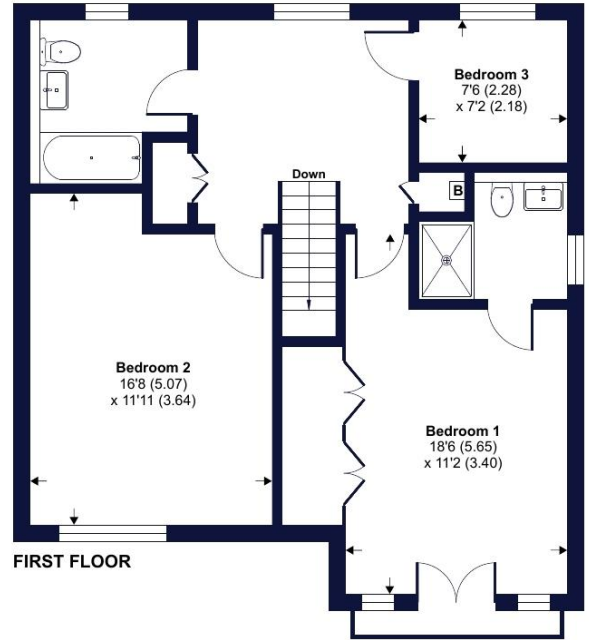
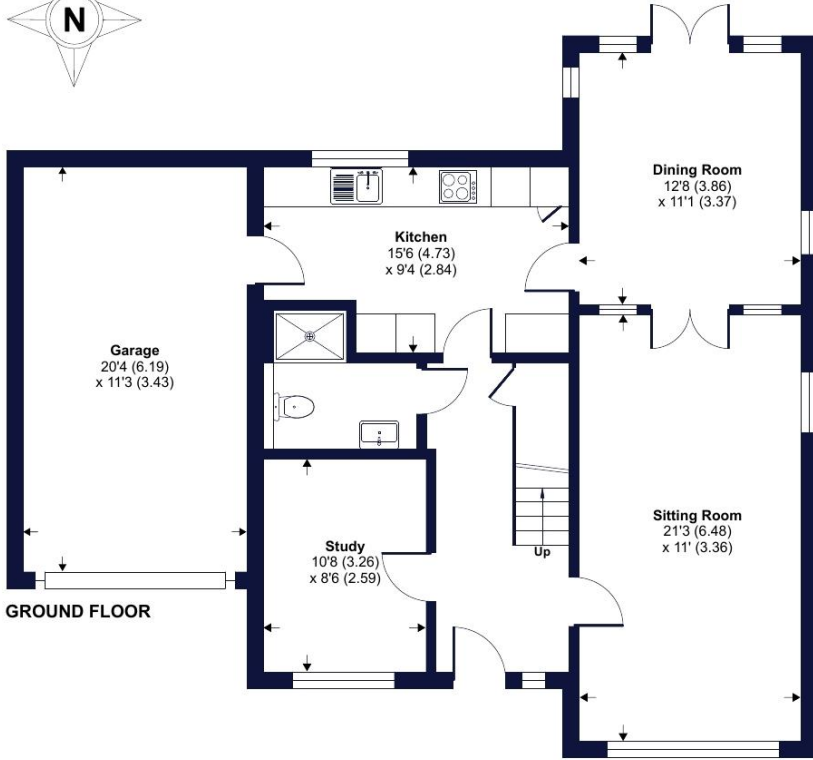
Oak Tree Gardens, West Hill, Ottery St. Mary, EX11

Approximate Area = 1513 sq ft / 140.5 sq m

Garage = 229 sq ft / 21.2 sq m

Total = 1742 sq ft / 161.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Winkworth. REF: 1203128

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	84	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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