Woodcote House

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Woodcote House, Gosford Road

Ottery St. Mary, , EX11 1NS

What3Words: ///wades.latitudes.melons

A beautifully presented detached country house with flexible annexe accommodation, set in approximately an acre of established gardens.

- No Onward Chain
- Set in Approx. One Acre
- Three Reception Rooms
- Gated Driveway Parking
- Freehold
- Period Features
- Four/Five Double Bedrooms
- Self Contained Annexe
- Garage and Outbuildings
- Council Tax Band G

Guide Price £1,250,000

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SITUATION

The property is situated a short distance from the historic town of Ottery St Mary, with it's impressive St Mary's Church which lies at the heart of the community. Ottery St Mary is well known as the birthplace of Samuel Taylor Coleridge and for its annual Tar Barrels tradition.

Ottery St Mary provides a good range of shops and services including a Sainsburys, pubs, post office, medical centre, local hospital, recreational activities, sports centre, bus services, primary school and the renowned Kings School. It is particularly accessible; 6 miles to the coast at Sidmouth, M5 at Exeter 10 miles, with the A30 dual carriageway and Honiton 5 miles with mainline rail services (Waterloo-Exeter). Exeter Airport is also just 10 miles away, providing excellent transport links.

DESCRIPTION

The beautifully presented accommodation has been extensively renovated and carefully maintained by the current owners, retaining a wealth of period character throughout.

An entrance hall opens onto a spacious hallway, from which the principal rooms are accessed. The elegant drawing room features an original fireplace and French doors opening onto a veranda overlooking the lawned gardens. A separate dining room also with French windows benefits from a fireplace, while a further reception room provides an ideal study, library or second sitting room with gas fire. The generously proportioned kitchen/breakfast room offers ample space for family dining and is complemented by a walk-in larder, utility room and doors opening onto the courtyard seating area and gardens. A cloakroom and useful storage cupboard completes the ground floor.

An impressive staircase rises to a spacious and light first floor landing. The principal accommodation comprises four double bedrooms, three of which have en suite shower rooms, whilst the fourth is served by the family bathroom. A dressing room provides access to the adjoining annexe, which can either remain self-contained, or be incorporated into the main house, offering particularly flexible accommodation for extended family, guests or dependent relatives.

ANNEXE

The adjoining annexe provides well-appointed and highly versatile accommodation, with its own independent external access. Arranged on the first floor, it comprises an open-plan sitting room with kitchenette, a double bedroom and a shower room. The annexe can be enjoyed as self-contained guest accommodation or incorporated into the main house, making it ideally suited to multi-generational living or, as a holiday let or income generating opportunity.

OUTSIDE

The property is approached via a gated private driveway providing ample parking for several vehicles.

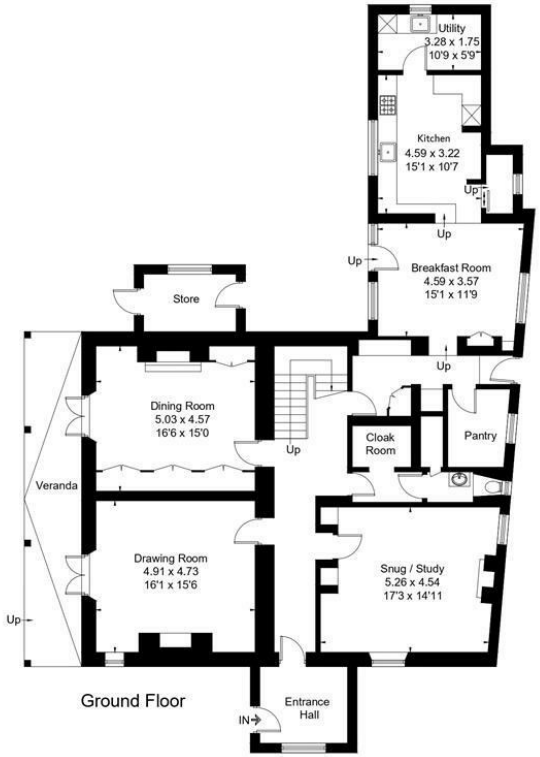
Accessed directly from the kitchen, an attractive courtyard garden provides a sheltered seating area with a water feature, creating an ideal space for outdoor dining and entertaining. The gardens extend to approximately an acre and wrap around the house, offering a variety of delightful outdoor spaces. The south west facing garden is accessed from the veranda and is principally laid to lawn, bordered by a mature selection of shrubs and specimen planting.

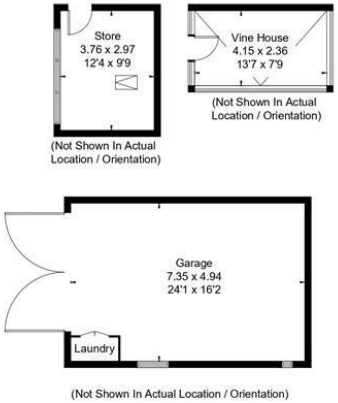
To the north west of the property is a further parking area, ideal for visitors to the annexe, together with a garage, useful outbuilding and log store. A path leads through to the enclosed walled east facing garden, which has been thoughtfully arranged with vegetable beds, established flower borders, fruit trees and a paved seating area, creating a productive and private garden with year round interest. An additional garden shed provides storage or the potential to be used as a home office, subject to the necessary planning consents. Keen gardeners will appreciate the vine house and greenhouse.

SERVICES

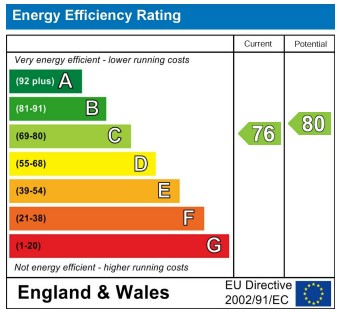
Mains gas, electricity and water. Private drainage (Septic Tank)
Ultrafast broadband available, good outdoor signal with all major networks (Ofcom, 2026). Two lines of BT fibre installed.

Approximate Floor Area = 328.4 sq m / 3535 sq ft
Garage = 36.4 sq m / 392 sq ft
Outbuildings = 26.2 sq m / 282 sq ft
Total = 391 sq m / 4209 sq ft





This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #xxxxxx



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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