

LAUREL & WYLDE

E S T A T E A G E N T S



Loxtons Cottage Notting Hill Way, Axbridge, BS26 2JW £500,000

*** EXTREMELY SPACIOUS DETACHED FAMILY HOME *** FABULOUS GARDEN BACKING ONTO AND OVERLOOKING FIELDS *** TWO TIMBER OUTBUILDINGS AND A WONDERFUL SHELTERED ALFRESCO DINING TERRACE *** LARGE DRIVEWAY WITH PARKING FOR ABOUT 6 CARS *** NO ONWARD CHAIN *** LARGE FRONT TO BACK KITCHEN *** DINING / FAMILY ROOM *** SITTING ROOM & OFFICE *** FOUR BEDROOMS *** FAMILY BATHROOM ***

Entrance Porch

Entrance into the Porch through a double glazed composite door, wooden exposed beams, tiled flooring, cloaks hanging space, and a wooden door leading into the kitchen.

Kitchen

A lovely light and airy rear and side aspect room with side aspect UPVC double glazed windows, and a UPVC double glazed French doors leading out to the garden, with ceiling spotlights, exposed ceiling beams, tiled flooring, wall mounted infrared heating panel. Kitchen has been fitted with a range of base and eye level units with wooden square edge work surfaces, inset two bowl ceramic Belfast sink, integrated double oven, space and plumbing for washing machine, tumble dryer, American style fridge freezer, and a four ring induction hob, wall mounted gas fired combination boiler system. Door to the sitting/dining room.

Dining / Family Room

Side aspect room with UPVC Double glazed window, ceiling spotlights, engineered wooden flooring, radiator, doors to the inner hallway and understairs storage cupboard, feature original fireplace (currently not in use) with a wooden beam over.

Sitting Room & Office

A side aspect room with a UPVC double glazed window, ceiling spotlights, engineered wooden flooring, radiator, feature fireplace with a cast iron log burner style fireplace, decorative tiled inserts, marble outer surround and slate mantal.

First Floor Landing

Ceiling spotlights, loft hatch giving access to the roof space, radiator, front aspect UPVC double glazed window, doors to all four bedrooms and the family bathroom.

Master Bedroom

A lovely light and airy front and side aspect room with UPVC double glazed windows, providing amazing views across fields and farmland, ceiling light, radiator, feature original fireplace (not in use).

Bedroom Two

A side aspect room with a UPVC double glazed window, ceiling light, radiator, feature original fireplace (not in use).

Bedroom Three

A rear aspect room with a UPVC double glazed window providing views towards the Mendips, ceiling light, radiator.

Bedroom Four

A side aspect room with a UPVC double glazed window, ceiling light, radiator.

Family Bathroom

A front aspect room with a UPVC double glazed window, ceiling spotlights, vinyl flooring, radiator, useful

airing cupboard, feature fireplace (not in use), wash hand basin, low level wc, panel enclosed P shaped bath with mixer tap and glazed shower screen, mains shower system.

Outside

Front

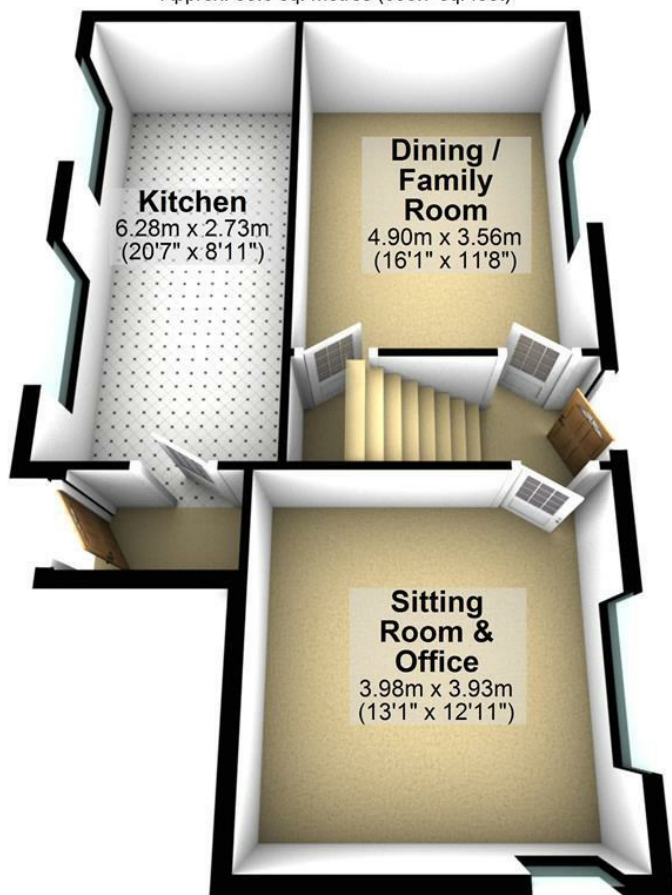
A very good sized blocked paved driveway providing parking for at least 4-5 cars, outside security lighting and cameras, blocked paved walkway leading round the side of the property this leading to the rear garden. Flower shrub bed borders, timber outbuilding/shed.

Rear

Blocked paved and shingle stone area, and a decking alfresco dining area to the other side, mainly laid to lawn, further decked terrace to the bottom left, another timber set of outbuildings/sheds.

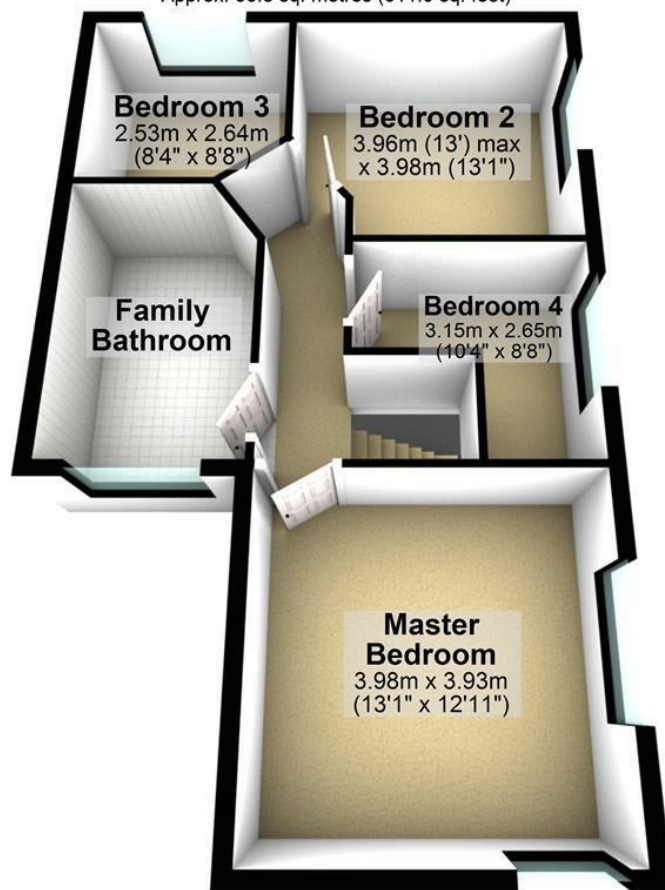
Ground Floor

Approx. 58.6 sq. metres (630.7 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.0 sq. feet)



Total area: approx. 115.4 sq. metres (1241.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	