



Rose Cottage Ham, Axminster EX13 7HL

welcome to

Rose Cottage Ham, Axminster

Idyllic home set in a peaceful hamlet within the black down hills (AONB) the home is truly positioned to enjoy the views, and offers a beautiful mature garden to enjoy the peaceful surroundings!

Living Room

20' 5" x 11' 4" (6.22m x 3.45m)

Dual aspect room with uPVC double glazed window to the front and rear, fitted carpet, wall lights, television point, exposed ceiling beams and woodburning stove.

Dining Room

15' 6" x 12' 6" (4.72m x 3.81m)

Dual aspect room with uPVC double glazed windows to the front and rear. Oil fired boiler, wall lights, fitted carpet and stairs rising to the first floor.

Kitchen

13' x 8' 10" (3.96m x 2.69m)

Fitted kitchen comprising wall and base units with adjoining work surfaces, one and a half bowl sink and drainer unit, electric oven and hob with cookerhood over, tiled floor and radiator. uPVC double glazed window to the front aspect and uPVC door out to the rear garden.

Utility Room

7' 5" x 5' 1" (2.26m x 1.55m)

With space and plumbing for washing machine, fitted carpet and opaque double glazed window.

Conservatory

22' 8" x 7' 10" (6.91m x 2.39m)

Of uPVC double glazed construction, tiled floor.

Landing

With stairs rising from the dining room. Fitted carpet, loft access and double glazed window to the rear aspect.

Bedroom One

10' 11" x 9' 9" (3.33m x 2.97m)

With uPVC double glazed window to the front aspect, fitted carpet and radiator.

Bedroom Two

13' 2" x 9' 1" (4.01m x 2.77m)

Dual aspect room with uPVC double glazed window to the front and rear, fitted carpet, radiator and loft access.

Bedroom Three

13' 10" x 7' 2" (4.22m x 2.18m)

With two uPVC double glazed windows to the front aspect, fitted carpet, television point and radiator.

Bedroom Four

10' 6" x 8' (3.20m x 2.44m)

With uPVC double glazed window to the front aspect, fitted carpet and radiator.

Bathroom

Suite comprising walk in shower cubicle, WC and pedestal wash hand basin. Full tiling to the walls, radiator and opaque double glazed window.

Outside

The property is set within attractive grounds with a variety of shrubs and plants throughout. To the front, the gardens are predominantly laid to lawn with a driveway providing parking for approximately 3 vehicles. Leading around to the side and rear, the gardens are mainly laid to lawn with areas of patio, ideal for al-fresco dining and relaxing, as well as a number of timber sheds and a large greenhouse.





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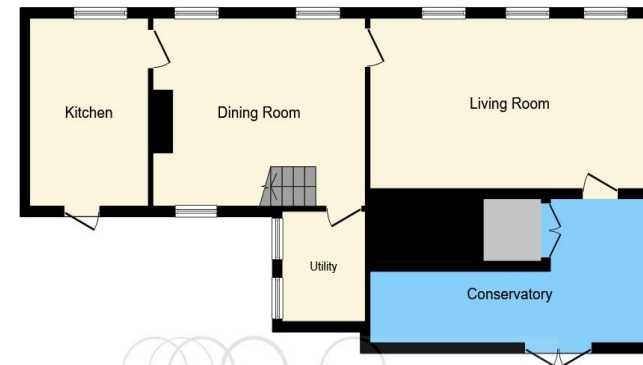
Rose Cottage Ham, Axminster

- COUNCIL TAX BAND = E
- PRETTY MATURE GARDENS
- BEAUTIFUL IDYLIC LOCATION
- FOUR GOOD SIZED BEDROOMS
- CONSERVATORY

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£535,000



Ground Floor



First Floor

Total floor area 128.7 sq.m. (1,386 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
AXM104419 - 0005

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