



Little Ash, Harcombe Road, Axminster EX13 5TB

welcome to

Little Ash, Harcombe Road, Axminster

Fox & Sons are delighted to bring to the market this charming detached five bedroom home, nestled in a large wrap private garden in the sought after rural location of Raymonds Hill.

Front Garden

Approached by a gated driveway leading to a parking area with space for multiple vehicles, detached garage, patio area to the front of property inlaid with fossils, laid to lawn area and stone steps and path leading to front door

Entrance Hallway

Entered via uPVC front door with obscure double glazed panel and uPVC obscure double glazed window to front aspect, oak wooden floor, radiator, ceiling light points and stairs rising to first floor

Reception Room 1

14' 6" max x 13' 3" max (4.42m max x 4.04m max)
(Currently used a lounge)

Dual aspect with uPVC double glazed window to front aspect and uPVC double glazed bay window to side aspect, oak wooden floor, fully working open fireplace with feature wooden surround, decorative tiles and slate hearth, radiator, ceiling light point and wall light points

Reception Room 2

15' 9" max x 14' 6" max (4.80m max x 4.42m max)
(Currently used as a study)

Dual aspect with uPVC double glazed windows to rear and side aspects, two built in storage cupboards, radiator and ceiling light point

Bedroom 1

12' x 10' 2" (3.66m x 3.10m)

uPVC double glazed window to rear aspect, built in storage cupboard, radiator and ceiling light point

Bedroom 2

14' 3" max x 12' 10" (4.34m max x 3.91m)

Dual aspect with uPVC double glazed window to rear and side aspects, built in storage cupboard,

shower cubicle with power shower, radiator and ceiling light point

Bathroom

uPVC obscure double glazed window to side aspect, tiled flooring, walk in shower, low level WC, vanity unit with hand wash basin, heated towel rail and ceiling light point

Kitchen/Diner

18' 7" x 11' 4" (5.66m x 3.45m)

Dual aspect with two uPVC double glazed windows to front aspect and one uPVC double glazed window to side aspect, tiled flooring, range of wall and base units with worktop over and tiled splashback, electric Range cooker with cooker hood over, 1.5 drainer sink, reverse osmosis water filtering system, space and plumbing for dishwasher, space for dining area, radiator and ceiling light points

Rear Porch

9' 7" x 6' 5" (2.92m x 1.96m)

uPVC obscure double glazed panel door leading to rear garden and uPVC obscure double glazed window to rear aspect, tiled flooring, radiator and ceiling light point

Utility

6' 8" x 5' 9" (2.03m x 1.75m)

uPVC obscure double glazed window to side aspect, tiled flooring, range of wall and base units with worktop and tiled splashback, drainer sink, space and plumbing for numerous domestic appliances and ceiling light point

Downstairs Cloakroom

uPVC obscure double glazed window to rear aspect, low level WC and ceiling light point





Landing

Mezzanine style landing with space for office/craft area, double glazed Velux window to rear aspect, loft hatch allowing access to loft space, under eaves storage and ceiling light point

Bedroom 3 (master)

19' 1" max x 11' 6" (5.82m max x 3.51m)

Double glazed Velux window to rear aspect, step up to uPVC double glazed bi-fold doors to front aspect leading to balcony and spotlights

En-Suite (jacuzzi)

uPVC obscure double glazed window to side aspect, tiled flooring, part tiled walls, jacuzzi/hydrotherapy bath, walk in shower, hand wash basin and spotlights

En-Suite (wc)

uPVC obscure double glazed window to side aspect, tiled flooring, part tiled walls, vanity unit with sink, low level WC and bidet, under eaves storage and spotlights

Bedroom 4

12' 6" max x 9' 6" max (3.81m max x 2.90m max)

(Currently used as a dressing room)

Double glazed Velux window to front aspect, under eaves storage, wall mounted mirror concealing built in safe and spotlights

Bedroom 5

12' 5" max x 8' 6" max (3.78m max x 2.59m max)

Dual aspect with double glazed Velux window to rear aspect and uPVC double glazed window to side aspect, spotlighting

Rear Garden

Wrap around garden with range of mature trees, plants and hedges, patio area and paved path leading around property, laid to lawn, outside light and water supply, wrought iron gate leading to front of property

Garage

10' x 15' 9" (3.05m x 4.80m)

With up and over door, window to side aspect, power and lighting

Parking

Private, gated driveway leading to parking area for multiple vehicles and garage



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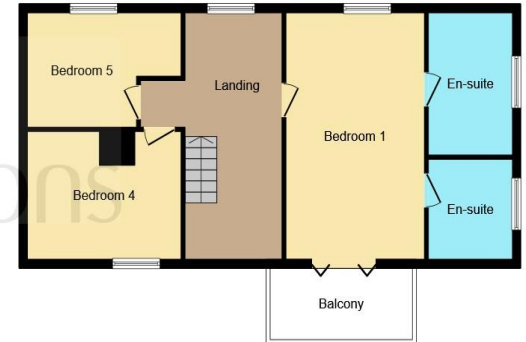
- DETACHED HOUSE
- FIVE BEDROOMS
- COUNCIL TAX BAND E
- SPACIOUS KITCHEN/DINER
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: Awaited

£725,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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