





welcome to

Fieldfare, Cooks Lane, Axminster

Fox & Sons are delighted to bring to the market this well presented and spacious four bedroom detached bungalow, tucked away in a beautifully secluded spot in the heart of the Dorset/Devon countryside.

Entrance Porch

Paved steps lead up to the covered outer entrance porch, outside light

Entrance Hallway

Entered via uPVC opaque double glazed panel front double doors, radiator ceiling light point

Lounge

19' 9" x 12' 4" max (6.02m x 3.76m max) uPVC double glazed bay window to front aspect overlooking front garden with views to countryside beyond, uPVC double glazed double doors to rear aspect leading to conservatory, log burner (fully working order) set within a feature brick surround with tiled hearth, radiator, ceiling light point

Conservatory

21' 8" max x 12' 8" max (6.60m max x 3.86m max)
Triple aspect with uPVC double glazed floor to
ceiling windows on three sides, uPVC double glazed
doors on one side aspect leading to gravel patio
area, uPVC double glazed single door on opposite
side aspect leading to further gravel patio area,
space and plumbing for utility area, ceiling light
points

Kitchen

11' 5" max x 10' 5" (3.48m max x 3.17m) uPVC double glazed window to rear aspect, range of contemporary wall and base units with worktop over and tiled splashback, space for fridge/freezer within bank of floor to ceiling units, integrated electric oven with induction hob over, integrated dishwasher, 1.5 drainer sink, radiator, spotlights

Inner Hallway

Loft hatch providing access to loft space, doors leading to subsequent rooms, radiator, spotlights

Master Bedroom

15' 3" x 12' 9" (4.65m x 3.89m)

uPVC double glazed double doors to rear aspect leading to gravel patio area, walk in wardrobe (with radiator and spotlights), door to en-suite shower room, radiator, ceiling light points, spotlights

En-Suite 1

uPVC opaque double glazed window to rear aspect, walk in shower, vanity sink unit, low level WC, heated towel rail, inset mirror with downlights, part tiled walls, spotlights

Bedroom 2

14' 7" max x 10' 1" max (4.45m max x 3.07m max) uPVC double glazed window to front aspect with beautiful views to countryside beyond, door to ensuite shower room, radiator, ceiling light points, spotlights

En-Suite 2

uPVC opaque double glazed window to front aspect, walk in shower, hand wash sink basin, low level WC, heated towel rail, part tiled walls, spotlights

Bedroom 3

13' 1" \times 10' 4" ($3.99m \times 3.15m$) uPVC double glazed window to rear aspect with garden views. radiator, ceiling light point

Bedroom 4

11' 4" x 8' 8" (3.45m x 2.64m) uPVC double glazed window to front aspect with beautiful views of countryside beyond, radiator, ceiling light point

Family Bathroom

Two uPVC opaque double glazed window to front









aspect, panel bath with shower over, vanity sink unit, low level WC, heated towel rail, built in storage cupboard, spotlights

Wrap Around Garden & Driveway

Rear garden:

Gravel patios, expansive laid to lawn areas bordering woodland and fields offering an abundance of nature and wildlife, range of established trees and plants, timber railway sleeper feature borders and steps, gravel pathways leading around either side of bungalow providing wrap around access, outside lighting, water supply and electric power points, wood cabin (fully insulated and damp proofing throughout with beautiful views to the woodlands), two timber sheds, log store, oil tank

Front garden & driveway:

Mature hedgerows providing privacy, sweeping driveway leading to gravel parking area with space for numerous vehicles, two laid to lawn areas either side of driveway, range of established trees and plants, beautiful views to the countryside beyond





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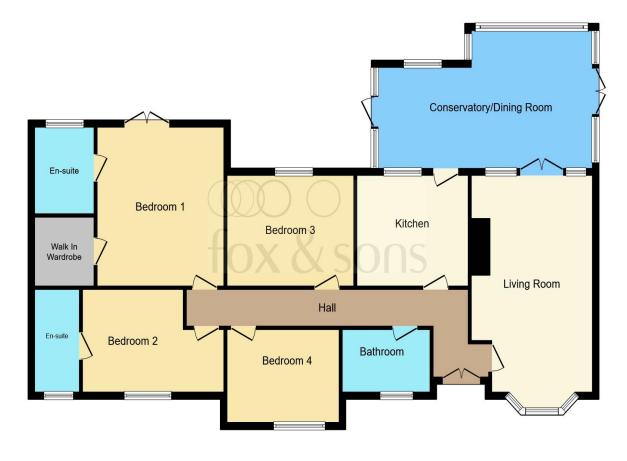
Fieldfare, Cooks Lane, Axminster

- WELL PRESENTED DETACHED BUNGALOW
- FOUR GOOD SIZED BEDROOMS (TWO WITH EN-SUITES)
- COUNCIL TAX BAND F
- BRIGHT & SPACIOUS CONSERVATORY
- EXTENSIVE WRAP AROUND GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£650,000



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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