



**Fieldfare, Cooks Lane, Axminster EX13 5SQ**



**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 en-suite 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" x 10' 4" ( 3.99m x 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



***view this property online*** [fox-and-sons.co.uk/Property/AXM104525](https://fox-and-sons.co.uk/Property/AXM104525)



welcome to

## 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](http://www.focalagent.com)

**view this property online** [fox-and-sons.co.uk/Property/AXM104525](http://fox-and-sons.co.uk/Property/AXM104525)



Property Ref:  
AXM104525 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**