



Gate Close, Hawkchurch, Axminster EX13 5TY

welcome to

Gate Close, Hawkchurch, Axminster

Fox & Sons are delighted to bring to the market this truly unique and impressive property, located in the beautiful East Devon village of Hawkchurch.

Ground Floor Accommodation:

Approached via gravel path leading to steps to gated decked front terrace, with porch covered entryway and outside lighting, surrounded by various shrubs, flowerbeds and trees

Entrance Hallway

Entered via uPVC front door with adjacent uPVC double glazed floor to ceiling window, built in storage cupboard, tiled flooring, radiator, ceiling light point

Utility Room

13' 1" max x 10' 1" max (3.99m max x 3.07m max)
uPVC double glazed window to front aspect, range of wall and base units with worktop over and tiled splashback, stainless steel drainer sink, space for a range of domestic appliances, tiled flooring, radiator, ceiling light point

Boot Room

uPVC door with double glazed panel to side aspect with adjacent uPVC double glazed window, base unit with worktop over, tiled flooring, radiator, ceiling light point

Downstairs Bathroom

uPVC double glazed windows x 2 to front aspect, Jacuzzi bath with rainfall shower over, vanity sink unit, low level WC, part tiled walls, tiled flooring, radiator, spotlights

Lounge

25' max x 23' 3" max (7.62m max x 7.09m max)
L shaped multi aspect room, uPVC double glazed window to rear aspect, uPVC double glazed patio doors to side aspect, contemporary slate grey bifold doors leading to garden, log burner with oak mantel over, feature oak and glass balustrade staircase

leading to first floor, tiled flooring, radiator, ceiling light points, wall light points

Study

9' 4" x 9' 1" (2.84m x 2.77m)
uPVC door with double glazed panel to rear aspect, uPVC double glazed windows to rear, side and front aspects, tiled flooring, radiator, wall light points

Kitchen/Family Room

24' 4" max x 22' 8" max (7.42m max x 6.91m max)
L shaped dual aspect room with uPVC double glazed window to front aspect and contemporary slate grey bifold doors leading to garden, range of wall and base units with worktop over, bank of floor to ceiling cabinets housing integrated mid height double oven, central island unit with base units, worktop over and seating, integrated induction hob with cooker hood over, space for American style fridge/freezer, 1.5 drainer sink, space for under counter dishwasher, built in storage cupboard, space to create seating area for relaxing with sofa/armchairs, contemporary style vertical radiator, tiled flooring, ceiling light point, spotlights

Master Bedroom Suite

Master Bedroom 14' 9" x 11' 4":
Dual aspect room with uPVC double glazed patio doors leading to garden and uPVC double glazed window to side aspect, vaulted ceiling with feature timber beams, radiator, ceiling light point

Walk In Wardrobe 8' 4" x 4' 7":

uPVC double glazed window to front aspect, skylight, radiator, ceiling light point

En-Suite Shower Room:

uPVC double glazed opaque window to front aspect, walk in rainfall shower, vanity sink unit, low level WC,





part tiled walls, tiled flooring, radiator, ceiling light point

Bedroom 4

10' 4" x 9' 7" (3.15m x 2.92m)

Currently used as seller's music room but could be utilised as an extra bedroom, uPVC double glazed window to rear aspect, radiator, ceiling light point

Clinic

9' 7" x 8' 4" (2.92m x 2.54m)

Currently used as seller's treatment room but could be utilised as an extra bedroom, uPVC double glazed patio doors and window to front aspect, radiator, ceiling light point

First Floor Accommodation: Lounge/Landing

18' 6" max x 18' 3" max (5.64m max x 5.56m max)

uPVC double glazed window to side aspect, skylight, sloped ceilings, under eaves storage, space for seating area with sofas/armchairs, exposed floor to ceiling feature beam, spotlights

Inner Hallway

Doors leading to subsequent rooms, space for seating area with armchair, wall light point

Bedroom 2

21' 8" max x 14' max (6.60m max x 4.27m max)

Bedroom Area:

3 x skylights, sloped ceilings, under eaves storage, radiator, spotlights

Bathroom Area:

Feature free standing roll top bath with shower over, vanity sink unit, separate WC area, spotlights

Leading to

Snug

16' 5" max x 11' 3" max (5.00m max x 3.43m max)

Skylight, under eaves storage, space for sofa area and clothes storage, radiator, spotlights

Bedroom 3

18' 6" max x 9' 6" (5.64m max x 2.90m)

Dual aspect room with uPVC double glazed window to front aspect with beautiful views to surrounding countryside and uPVC double glazed window to side aspect, sloped ceilings, built in storage cupboard housing water tank, under eaves storage, contemporary style vertical radiator, spotlights

En-Suite Shower Room:

Walk in rainfall shower, vanity sink unit, low level WC, heated towel rail, spotlights

Garden

Fully enclosed, low maintenance Japanese inspired garden including numerous water features and a range of established shrubs, plants and trees to create a tranquil and secluded space for both relaxing or entertaining.

Including many different seating areas and predominantly laid to Astro Turf, the gardens have been sectioned to create variation and a completely dog friendly environment.

The main patio seating area can be accessed by both the kitchen and lounge, and enjoys a sheltered southerly aspect and excellent privacy. Bordered by raised flower beds including a pretty water feature, this space is perfect for pure relaxation, or socialising with family and friends.

A further raised area of garden can be found to the easterly aspect, which boasts beautiful views to the countryside beyond.

To the front/side of the garden there is a fenced area that is currently being used as a chicken/duck coop.

Parking

Private gravel driveway to the front of the property



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Gate Close, Hawkchurch, Axminster

- UNIQUE DETACHED PROPERTY
- STUNNING & SPACIOUS KITCHEN/FAMILY
- COUNCIL TAX BAND E
- GROUND FLOOR MASTER SUITE WITH VAULTED CEILING, WALK IN WARDROBE & EN-SUITE
- VERSATILE & EXTENSIVE LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£695,000



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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Property Ref:
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