



Boschetto,



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Raymonds Hill, Axminster, EX13 5SZ

Axminster: 2 miles Lyme Regis: 4 miles Honiton: 11.4 miles

Individually built detached bungalow set within its own private gardens with driveway and double garage. EPC C.

- Detached Bungalow
- Two Ensuites and Family Bathroom
- Double Garage
- Freehold
- Three/Four Bedrooms
- Well presented and generous accommodation
- Good Sized Garden
- Council Tax Band F

Guide Price £745,000

SITUATION

Boschetto (translated as "Little Wood" in Italian) is located in Raymond's Hill, a village and residential area off the A35, right on the border with the counties of Devon and Dorset. Raymond's Hill is approximately 2 miles from the centre of the popular market town of Axminster, famous for Axminster Carpets. The Hunters Lodge Inn is within walking distance. There are well regarded primary and secondary schools nearby, namely the Woodroffe School and Colyton Grammar School. Axminster has an array of independent shops providing a good range of daily amenities, local supermarkets, as well as a market every Thursday and the main line train service between Exeter St Davids and London Waterloo.

The world renowned Jurassic Coast and the South West Coastal path is located within easy reach with the picturesque Dorset town of Lyme Regis with its famous Cobb, and the nearby historic fishing villages of Beer and Branscombe are nestled in the hills between Seaton and Sidmouth.



DESCRIPTION

This bespoke brick built detached bungalow under a slate roof and double glazed windows was built in circa 2003 offering spacious sized accommodation. The entrance hall is of a generous size which includes a cloakroom and doors leading to the remaining accommodation. The contemporary kitchen has numerous drawer and cupboard units with granite worksurfaces and modern integrated appliances. This leads through to the breakfast room and conservatory, both of which provide access to the private rear garden. The modern conservatory has been fitted with underfloor heating. The utility room is located just off the kitchen with plenty of storage, a stainless steel sink and integral access into the double garage.

The sitting room has a gas fire and is of a generous size, as is the separate dining room, both with patio doors leading out to the rear garden. There is a separate study which could also be used as a fourth bedroom if required. The three bedrooms are also of a generous size, two of which have an en suite shower room. The family bathroom has a large walk in shower as well as a separate bath.

OUTSIDE

Accessed via a set of electric double gates that open on to a private brick paved parking area with ample room for a number of vehicles in front of the double garage. The property sits well within its plot with a lawned garden to the front aspect, including a mature oak tree, substantial garden shed and outside lighting. The rear garden is very private, laid mainly to lawn with a beautiful variety of mature trees, shrub borders, plants and seasonal flowers making it a haven for birdlife. There is also a good sized Summerhouse (installed in 2024) and a substantial patio area which spans the full width of the bungalow, making it perfect for outside entertaining.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. This property has the benefit of standard or superfast broadband. (Ofcom) EE, Vodafone and o2 mobile phone coverage outdoors.

DIRECTIONS

From Honiton, head towards Axminster on the A35. Continue past the Axminster turning and keep going on the A35 until you reach Raymonds Hill, continue past The Hunters Lodge and up the hill in the 40 mph zone. The property will be found on the left hand side.

What3Words: [///clockwork.visitor.lamppost](https://www.what3words.com/#!/clockwork.visitor.lamppost)



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Approximate Area = 2327 sq ft / 216.2 sq m
 Garage = 396 sq ft / 36.7 sq m
 Outbuilding = 81 sq ft / 7.5 sq m
 Total = 2804 sq ft / 260.4 sq m
 For identification only - Not to scale

Ground Floor

- Conservatory: 3.84 x 3.84m (12'7" x 12'7")
- Breakfast Room: 3.10 x 2.57m (10'2" x 8'5")
- Dining Room: 3.15 x 2.57m (10'4" x 8'5")
- Sitting Room: 5.51 x 5.46m (18'1" x 17'11")
- Kitchen: 4.34 x 3.53m (14'3" x 11'7")
- Study: 3.07 x 2.13m (10'1" x 7')
- Bedroom 2: 4.93 x 3.48m (16'2" x 11'5")
- Bedroom 3: 4.93 x 3.43m (16'2" x 11'3")
- Bedroom 1: 5.44 x 3.81m (17'10" x 12'6")
- Utility
- Double Garage: 6.30 x 5.79m (20'8" x 19')
- Summer House: 2.74 x 2.72m (9' x 8'11")

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1119405



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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