



Shuteleigh,



Shuteleigh,

Kilminster, Axminster, Devon EX13 7RZ

Axminster 2.5 miles; Honiton 8 miles; Lyme Regis 11 miles

Exceptional detached house which enjoys vaulted ceilings and panoramic views, with large garden and double garage.

- Positioned on a private lane
- 4 double bedrooms all with ensembles
- Colyton Kitchen Company Kitchen
- Double Garage
- Large outdoor entertaining spaces
- Panoramic Views
- Studio / Home Office space
- Easy access to amenities
- Council Tax Band F
- Freehold

Guide Price £1,075,000

SITUATION

Set on the edge of the bustling village of Kilminster, the property is set in a private lane. The village has a lovely community with an array of facilities, clubs and events including two pubs, and two churches, renowned primary school, cricket pitch, tennis court, garage with shop and the popular Millers Farm shop.

The village has a bus service to the nearby market town of Axminster with a mainline station to London. The Jurassic coast is a short distance to the south with Lyme Regis, Beer and Sidmouth an easy drive away.

A range of educational facilities are in the area including Colyton Grammar school which is around 4 miles away.



DESCRIPTION

Shuteleigh is an exceptional detached house which was constructed in 2006, to an extremely high standard, with high quality fixtures and fittings throughout. The property enjoys stunning panoramic views over the countryside from all of its principal rooms and the property is particularly light and spacious blending traditional features such as the exposed timbers and impressive brick fireplace with heavy oak lintel, with stylish and modern feel.

The kitchen, has been designed and fitted by The Colyton Kitchen company and is a real feature of the property fitted with double Neff ovens, and granite work tops. The living room is a particularly light and impressive room in the heart of the house with its large picture windows appreciating the beautiful views of the countryside, as well as an impressive fireplace with wood burner.

This opens into the vaulted dining room with windows and French doors leading to the large rear terrace. Shuteleigh benefits from zonal underfloor heating to much of the ground floor, a hard-wired fire alarm system and PIR system.

GARDEN AND PARKING

Shuteleigh is approached from the old Roman road through double timber gates to a large gravelled turning area which provides ample driveway parking. There is an integral double garage which has an electric roller door, there is a fantastic room above the garage which is accessed via an internal staircase. This would make an ideal home office, fifth bedroom or studio.

The gardens are laid principally to lawn with several shrub beds including a small rose garden. There is a large terrace with steps rising to the lawn, and a second terrace to the front which takes advantage of the glorious views.

SERVICES

Mains water, electric and drainage. Oil-fired central heating. The property has the benefit of Standard or Superfast broadband (Ofcom). EE, O2, Three and Vodaphone mobile phone coverage outdoors.

DIRECTIONS

From Honiton take the A35 towards Axminster and follow this for approximately 7 miles, turning right by a war memorial signposted Kilmington. After passing The Hill on your left hand side, bear right onto Roman Road (by a post box). Follow this lane past the houses on the right hand side and Shuteleigh will be found after about 150 yards on the left-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2973 sq ft / 276.2 sq m (includes garage & excludes void)
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ricscom 2023. Produced for Stags. REF: 187162.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	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	

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885