



Hillview



Hillview Stockstyle

Chardstock, Axminster, EX13 7DG

Chard: 3.4 miles Axminster: 4.9 miles Lyme Regis: 9.8 miles

A well-presented detached chalet bungalow, with beautiful gardens, panoramic countryside views and an additional paddock, all in 3.60 acres. Freehold, Council Tax Band E, EPC D.

- Detached chalet bungalow
- Stunning views
- Beautiful gardens
- Outbuildings
- Freehold
- Five bedrooms
- Additional 3.26 acre paddock
- Rural location
- Garage and parking
- Council Tax Band E

Offers In Excess Of £800,000

SITUATION

Positioned close to the Devon, Dorset and Somerset borders sits the pretty village of Chardstock a short distance from the coast.

In this welcoming community, you can enjoy a peaceful lifestyle with country walks on your doorstep, community shop for everyday needs, post office, primary school, church and village hall, which is the focal point that brings residents together regularly. More amenities and a weekly food market can be found in the historic town of Axminster, which is just four miles away and has a mainline railway station on the Exeter to London Waterloo line. Picturesque Lyme Regis and the beautiful Jurassic Coast are about a 20-minute drive away.

Exeter to the west, and Taunton to the north both provide a comprehensive array of retail and leisure facilities and access to the M5. Exeter International Airport offers a number of domestic and international flights.



DESCRIPTION

Hillview is a spacious, detached chalet bungalow offering versatile accommodation. Over the last 20 years this 1960's bungalow has benefited from two sizable extensions as well as being extensively modernised during this time including; a modern oil-fired central heating system and a recently fitted shaker/style kitchen that was installed at the start of 2022. The kitchen/breakfast room is a good size with plenty of cupboard space, electric oven, space for dishwasher and fridge as well as a breakfast table. There is a useful utility area off the kitchen, providing direct access out to the garden and range of outbuildings. This property offers three reception rooms; including a formal dining room with double doors out to the garden, a triple-aspect sitting room with feature woodburning stove and a conservatory to enjoy the wonderful countryside views.

There are three bedrooms on the ground floor, including the principal bedroom with ensuite bathroom and large picture window making the most of the rural outlook. A family bathroom and separate cloakroom also serve the downstairs bedroom. On the first floor are two further bedrooms, both of which are a good size, have built-in wardrobes and enjoy views of the surrounding countryside. Bedroom 4 has an ensuite shower room, while bedroom 5 is light and bright with access to further storage in the eaves.

OUTSIDE

The gardens of Hillview are a real feature of the property with various areas to enjoy. There are several seating areas to make the most of the tranquil setting, a wooden gazebo overlooking the valley and an ornamental fishpond. The areas of garden are mainly laid to lawn with an abundance of mature shrubs, climbers and trees, perfect for any keen gardener. There is a greenhouse and space for a vegetable patch alongside the stone outbuildings.

A set of former stone built stables run alongside the property, now offering plenty of covered outside storage space including a woodstore, garden store and potting shed. There is a detached single garage with up and over door and driveway parking for multiple vehicles, accessed via a five bar wooden gate off the private track.

PADDOCK

Directly opposite the property, across the private track, is an additional paddock, currently maintained as a wildlife meadow. Enclosed with tree lined banks and mature hedging. Gated access from the lane side. In all about 3.26 acres.

SERVICES

Mains electric, water and oil-fired central heating. Private drainage. We have been advised that the current drainage system does not comply with the current legislation. Prospective purchasers will need to consider the cost of a replacement system within any offers. The sellers have obtained a quotation for a replacement treatment plant for guidance purposes.

Standard and Superfast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

DIRECTIONS

From Axminster, proceed on the A358 towards Chard and continue until reaching Tytherleigh. Turn left, signposted Chardstock, and continue into the village. Go past the Post Office and proceed into the centre of the village taking the right hand turning just before The George pub. Continue along Chard Street and take the next left at Harestone Junction. Proceed along this road, past Stockstyle Farm and take the next left down a private lane, servicing both Hillview & Stockstyle Farm. The entrance to the property can be found after a short distance on the left-hand side.

AGENTS NOTE

The property is located down a shared private lane, alongside the farmer. Between the two properties, the maintenance of the track is shared. There is a public footpath that crosses this track.



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.



Hillview Stockstyle, Road From Harestone Cross To Chill Pits Lane, Chardstock, EX13 7DG

Ground Floor

- Dining Room: 3.77 x 4.40m (12'4" x 14'5")
- Bedroom 2: 3.02 x 3.33m (9'11" x 10'11")
- Bedroom 1: 3.54 x 3.97m (12'11" x 12'0")
- Ensuite
- Sitting Room: 4.73 x 6.46m (15'6" x 21'5")
- Conservatory: 4.03 x 3.96m (13'3" x 13'1")
- Bedroom 3: 2.76 x 2.88m (9'1" x 9'6")
- Bathroom
- Cloakroom
- Entrance Hall
- Cpd
- Kitchen / Breakfast Room: 4.08 x 3.60m (13'5" x 11'10")
- Utility

First Floor

- Bedroom 5: 5.04 x 3.23m (16'7" x 10'7")
- Bedroom / Study: 4.08 x 2.74m (13'5" x 9'0")
- Bedroom 4: 4.75 x 4.41m (15'7" x 14'6")
- Eaves Storage
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Total Area: 234.9 m² ... 2529 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus)	A		73
(81-121)	B		
(69-80)	C		
(55-68)	D	63	
(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



@StagsProperty

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