



Papplewick



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Chard Road, Axminster, EX13 5ED

Axminster Station: 1.1 miles Lyme Regis: 5.6 miles Honiton:
10.4 miles

A splendid Georgian style detached home with spacious accommodation, beautiful gardens, double garage and parking on the outskirts of the market town of Axminster. EPC B

- Detached house
- Beautiful kitchen/diner
- Enclosed rear garden
- Freehold
- Four bedrooms
- Immaculately presented home
- Double garage
- Council Tax Band F

Guide Price £750,000

SITUATION

The market town of Axminster benefits from a wide range of facilities including schooling, shopping and recreational facilities and mainline station on the London (Waterloo) line. The area benefits from some outstanding schooling, with nearby Colyton Grammar School, one of England's top state schools and the Axe Valley Community College is within walking distance to the property.

The south coast at Lyme Regis, famous for its Cobb and Bay is some 5.5 miles distant, positioned along the Jurassic Coast. The property is close to three Areas of Outstanding Natural Beauty (AONBs) the Blackdown Hills to the north, East Devon to the south and Dorset to the east, where there are a number of foot and bridle paths giving access to the variety of the surrounding rolling countryside.



DESCRIPTION

Papplewick is an immaculately presented four bedroom detached home with light and spacious accommodation throughout.

A bright entrance hall with staircase to the first floor and open-plan style layout leads through to the sitting room. The sitting room is a generous, triple-aspect reception space with feature woodburning stove and double doors leading out to the patio terrace. The large open-plan kitchen/diner is a wonderful space for family life with fitted shaker-style kitchen, bay sash window, and patio doors leading out to the garden. The kitchen offers a range of integrated appliances including electric oven, microwave, fridge/freezer, dishwasher and ceramic hob, complete with a kitchen island with breakfast bar, built in wine fridge and space for a separate dining table. The family room provides a second reception space at the front of the property which could make a very comfortable snug or study. There is also a useful utility room, off the kitchen with side access, and a downstairs cloakroom.

On the first floor are the four bedrooms and family bathroom, accessed via a spacious galleried landing. Bedroom 1 is a splendid master suite with vaulted ceiling and glazed doors out to a Juliet balcony to enjoy views over the garden and countryside beyond, along with an ensuite shower room and dressing area with built-in wardrobes. The remaining three bedrooms are all comfortable doubles, with bedrooms 2 and 3 both offering ensembles and built-in wardrobes. The modern family bathroom is complete with fitted bath and shower over, WC and wash hand basin, as well as Jack and Jill access to bedroom 3.

The loft has been designed to maximise space and has plenty of potential to convert to two additional bedrooms, (subject to necessary planning and consents).

OUTSIDE

The gardens have been well cared for by the current owners, while mainly laid to lawn, there is a range of mature shrubs, hedging and trees, creating different areas of the garden to enjoy. The patio terrace is the perfect spot for alfresco dining, which can be accessed from either the sitting room or kitchen/diner. Both the garden and decking area are South Facing, perfect for soaking up the most of the sunshine. A gravelled path leads to a further raised deck seating area at the rear of the garden, along with raised vegetable beds and wooden summer house.

There is a detached double garage with electric roller door and gravelled parking area to the front of the property providing parking for several vehicles.

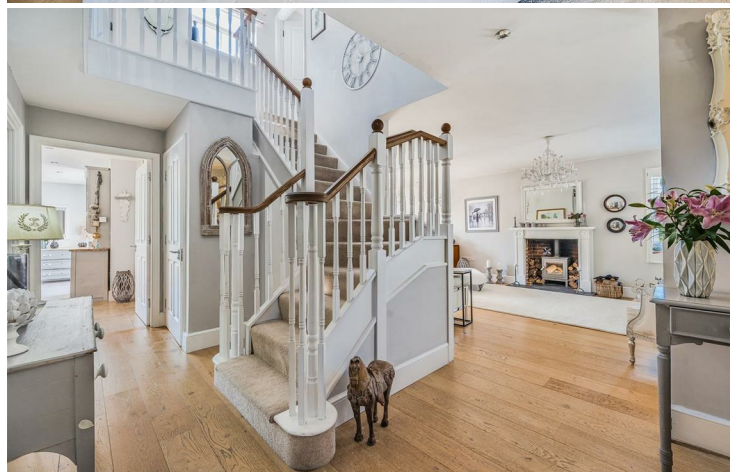
SERVICES

Mains gas, electricity and water (metered). Private drainage via a bio-digester septic tank which is shared with two other properties and located on the neighbouring property's land. Gas-fired central heating.

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

DIRECTIONS

From Axminster, follow Lyme Road (B3261) for approximately 75 yards before turning left onto Stoney Lane. Follow this road until the roundabout and take the first exit onto Chard Road (A358) and Papplewick is about 175 yards along this road 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 = 2304 sq ft / 214 sq m
 Garage = 342 sq ft / 31.7 sq m
 Outbuildings = 181 sq ft / 16.8 sq m
 Total = 2827 sq ft / 262.5 sq m
 For identification only - Not to scale

Ground Floor **First Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1164640



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	91
(81-91) B			
(69-80) C			
(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