



Marlow Holyford Lane



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Colyford, Colyton, EX24 6HW

An idyllic Country Home on the edge of Colyford, within a short walk of Colyton Grammar School.

- No Onward Chain
- Walkable To Colyton Grammar School
- Countryside Views & Sea Glimpses
- Beautiful Gardens
- 4/5 Bedrooms
- Double Garage And Driveway
- Close to Village Amenities
- Freehold

Guide Price £925,000

**SITUATION:** Enjoying a tranquil position on a no-through road, Marlow is an impressive detached family home on the outskirts of the sought-after village of Colyford, within walking distance of the renowned Colyton Grammar School. The village itself boasts a strong community spirit and offers everyday amenities including two pubs, a café, family run post office/general store, butcher's, church and village hall. Just a mile away, the historic town of Colyton provides a wider range of independent shops, eateries and recreational facilities. Beautifully positioned between countryside and coast, the property lies close to the Jurassic Coast (a World Heritage Site), with Lyme Regis, Seaton and Beer all easily accessible. Nature lovers will appreciate nearby Holyford Woods and Seaton Wetlands, while excellent road and rail links connect the area to Exeter, and to London Waterloo via Axminster station.

**DESCRIPTION:** Inside, the spacious accommodation centres around a superb open-plan kitchen/dining room with a cosy nook and doors leading out to a raised deck. A characterful sitting room with woodburner and a sunroom add further charm and flexibility, along with a study/fifth bedroom, large utility room and ground floor shower room. Upstairs, four light-filled double-aspect bedrooms enjoy lovely outlooks some with countryside and distant sea glimpses. The principal bedroom benefits from an en-suite and built-in storage, while a well-appointed family bathroom serves the remaining rooms.

**OUTSIDE:** Outside, wraparound gardens mostly laid to lawn and elevated terraces offer a peaceful setting for outdoor living. A gated gravel drive provides ample parking and access to a large detached double garage with light and power.

**SERVICES:** Mains electricity and water. Private drainage (septic tank, not tested). Oil-fired central heating. Standard and Superfast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02. (Ofcom)

**DIRECTIONS:** What3Words: ///cheer.limped.reflected









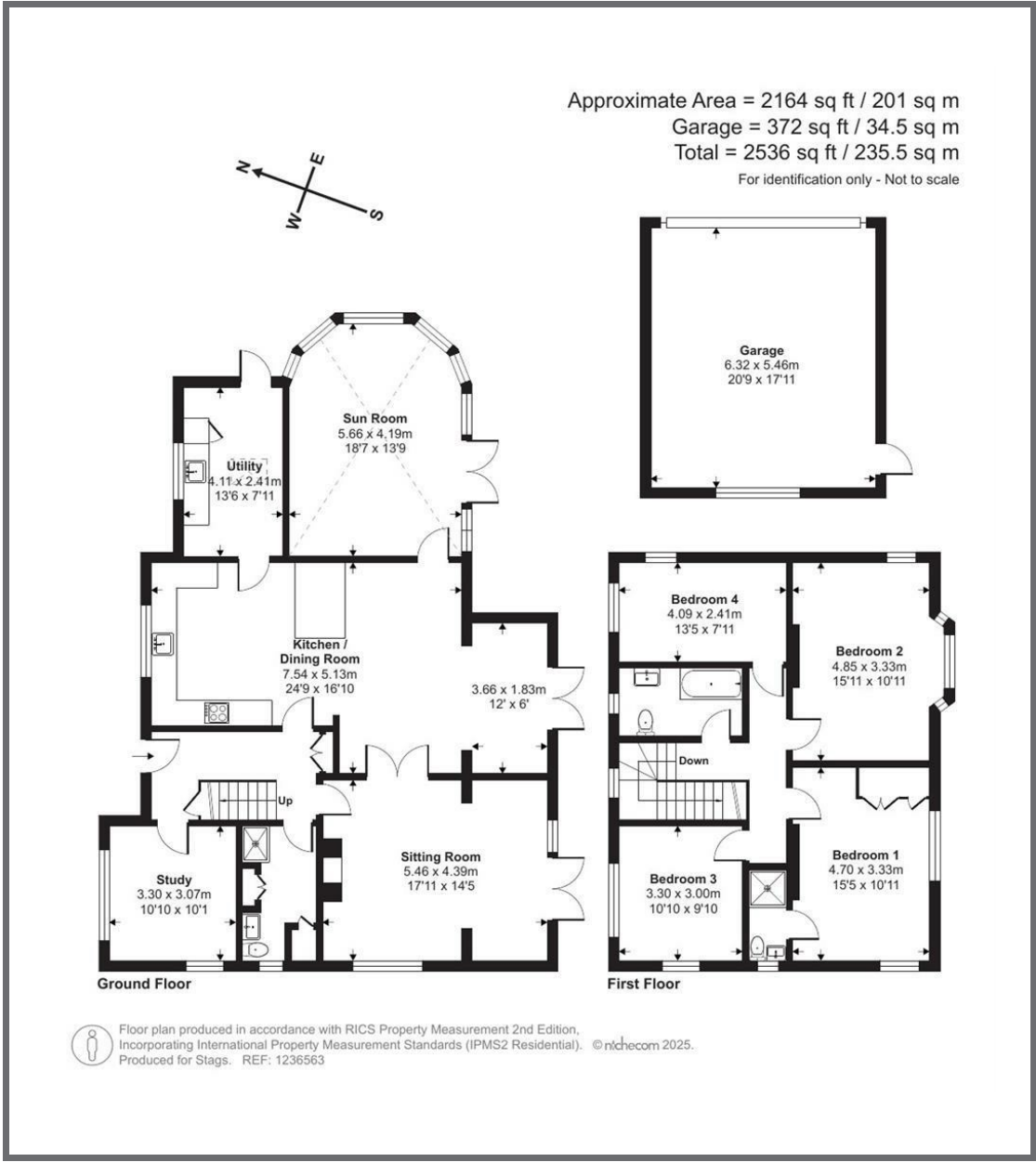
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

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