



Wrencroft





# Wrencroft Crewkerne

Raymonds Hill, Axminster, Devon, EX13 5SX

Axminster 2.5 miles; Lyme Regis 3.5 miles; Honiton 11 miles

An exceptional four-bedroom detached home, thoughtfully finished to a high standard throughout. This spacious property offers comfortable, family-sized accommodation, set within a generous and fully enclosed garden—perfect for both relaxation and entertaining

- Detached modern home
- Master and guest en-suites
- Conservatory
- Garage & store
- EPC C
- Four double bedrooms
- Underfloor heating
- Private gardens
- Freehold
- Council Tax Band F

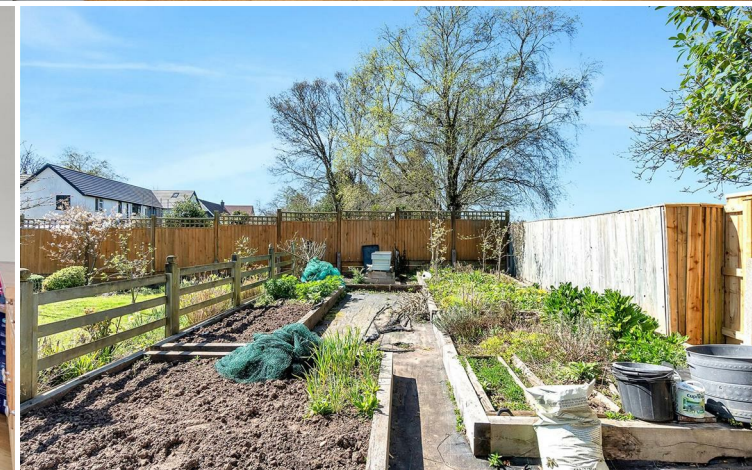
## Guide Price £725,000

### SITUATION

Wrencroft enjoys a convenient setting approximately a mile from the A35 which provides a direct road link along the coast between the towns of Honiton and Dorchester taking in Bridport, Axminster and Lyme Regis en route, and nearby the sought-after village of Raymond's Hill. The market town of Axminster offers a range of services including a main line rail link to London (Waterloo service). While Lyme Regis, with its renowned harbour, including the historic Cobb, is just over three miles away and offers a variety of independent shops and amenities.

### DESCRIPTION

This immaculately presented detached modern home welcomes you with a light and airy entrance hall, leading into a well-proportioned lounge featuring a limestone fireplace with a contemporary wood-burning stove. Patio doors open onto a garden terrace, creating the perfect setting for entertaining or relaxing outdoors. To the rear, the stylish kitchen/diner boasts sleek cabinetry, a range-style cooker, and integrated appliances. The space flows seamlessly into a bright conservatory through double doors, further extending to the garden, connecting the indoor and outdoor living space. The ground floor also includes a practical utility room, a cloakroom, and a versatile study that could serve as a fifth bedroom, ideal for guests or home working.





The first floor hosts four generously sized bedrooms, all accessed via a bright landing, beautifully enhanced by a striking full-height hexagonal window that floods the space with natural light. Both the master suite and second bedroom enjoy the luxury of contemporary en-suite shower rooms, while the remaining two bedrooms are served by a stylish, well-appointed family bathroom featuring a separate bath and walk-in shower — perfectly tailored for modern family living.

**OUTSIDE**

Occupying a generous plot, this property benefits from ample parking to the front, leading to a garage with an up-and-over door, complete with power and lighting. Below the garage lies a practical integral store, offering excellent potential for use as a workshop or hobby space. A curved driveway sweeps along the side of the home, passing through a five-bar gate and providing access to the level, enclosed rear garden.

The beautifully maintained rear gardens are fully enclosed by timber fencing and mature hedgerows, offering great privacy. They feature a timber-decked terrace, lush lawns, a pond and a productive vegetable garden with raised beds. A standout feature is the oak-framed gazebo set upon the terrace—an ideal spot for alfresco dining and family gatherings. Additional benefits include a timber garden shed with electric supply, wooden pergola and a greenhouse, perfect for gardening enthusiasts.

**SERVICES**

Mains drainage, electricity and water (metered). Oil-fired central heating, which provides underfloor heating to the ground floor (boiler replaced in 2024). The property also benefits from solar panels.

Standard, superfast and ultrafast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02 (Ofcom, 2025).

**DIRECTIONS**

On the A35 from either the Honiton or Bridport directions, turn right or left respectively after approximately 10 miles (before or after The Hunters Lodge Inn) signposted Axminster on the Crewkerne Road. After approximately 1 mile the property will be found 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.



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

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