



Bramleys







Bramleys

Membury, Axminster, , EX13 7AF

Axminster 3.9 miles; Honiton 8.8 miles; Lyme Regis 9.6 miles

Superb village house with glorious gardens and grounds of over 2 acres.

- Village location
- 4 Double bedrooms
- Meadow and trees
- Poly tunnel and sheds
- Freehold
- Modern home
- Glorious gardens
- Vegetable and fruit areas
- In all about 2.27 acres (0.92 ha)
- Council tax band E

Guide Price £675,000

Stags Honiton

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SITUATION

Set in the quiet village of Membury, this fantastic community has a primary school, church and active village hall, in this part of the Blackdown Hills National Landscape. Although rural, the village is access to the A303 to the north and A35 to the south, giving access to Honiton, Axminster and Lyme Regis.

The surrounding landscape is idyllic rolling countryside with hedge bordered fields and areas of woodland. The market towns of Honiton and Axminster are within a short drive and both benefit from a variety of shops, schooling and recreational facilities along with mainline railway stations to Exeter and on the London Waterloo line.

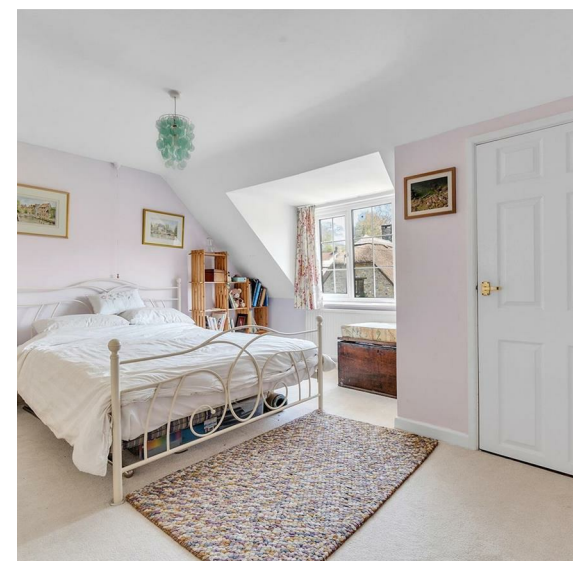
The south coast is within an easy drive to Lyme Regis much of which is designated a World Heritage Site, known as the Jurassic Coast.

DESCRIPTION

Built in the 1970s of block and reconstituted stone under a tiled roof, the property features uPVC double glazing and well-balanced accommodation. This includes a front-to-back sitting room with fireplace, a semi-open plan kitchen/dining room with doors to a spacious conservatory, a utility room, cloakroom, and a ground floor bedroom with en suite wet room. Upstairs are three double bedrooms with fitted wardrobes and a family bathroom.

OUTSIDE

The garden is a standout feature. A drive way leads to parking and a sheltered front lawn, while the extensive rear garden includes landscaped areas, patios, pleached hornbeam, sheds, greenhouse, polytunnel which has a grapevine and a productive vegetable garden which has soft fruit and 15 varieties of apples and pears in cordon and espaliers. Beyond lies a sloping meadow planted with specimen trees and spring bulbs, forming a private arboretum with a backdrop of mature woodland.





DIRECTIONS

As you drop into Membury from the north come down the hill and around the sweeping left bend. The property is almost immediately on your left.

What3Words: ///races.rollers.regulates

SERVICES

Mains electric, water and drainage. LPG Gas hob. Oil fired central heating. Standard and Superfast broadband available. Mobile signal with 02, EE and Vodafone (Ofcom 2025).



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Total Area: 157.1 m² ... 1691 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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) A		79
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 