



Churston



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Harcombe Road, Raymonds Hill, EX13 5TB

Axminster Station: 2.9 miles Lyme Regis: 3 miles Seaton

Beach: 8.2 miles

Well-presented detached home with 4/5 bedrooms, private rear gardens and ample driveway parking. Freehold, Council Tax Band F, EPC D.

- Detached house
- Modern kitchen/diner
- Large driveway with ample parking
- Freehold
- 4/5 bedrooms
- Rear gardens
- Woodburning stove
- Council Tax Band F

Guide Price £800,000

SITUATION

Churston is located on the outskirts of Axminster, down a country lane leading to Harcombe Bottom. The property is approximately 2 miles from the centre of the popular market town of Axminster, famous for Axminster Carpets. The Hunters Lodge Inn is within walking distance. There are well regarded primary and secondary schools nearby, namely the Woodroffe School and Colyton Grammar School. Axminster has an array of independent shops providing a good range of daily amenities, local supermarkets, as well as a market every Thursday and the main line train service between Exeter St Davids and London Waterloo.

The world renowned Jurassic Coast and the South West Coastal path is located within easy reach with the picturesque Dorset town of Lyme Regis with its famous Cobb, and the nearby historic fishing villages of Beer and Branscombe are nestled in the hills between Seaton and Sidmouth.



DESCRIPTION

The property has been extended and renovated by the current owners creating a modern family home. Double doors lead directly from the decked porch into an impressive kitchen/dining room with vaulted ceiling and skylights. Shaker-style kitchen with range cooker, dishwasher, space for large fridge/freezer and pantry. A very welcoming space with breakfast bar and plenty of room for dining table. The sitting room is focused around a cosy woodburning stove and enjoys views over the rear garden. There are two bedrooms on this floor, both located at the rear of the property with an outlook of the rear garden. A family bathroom serves the two bedrooms on this floor. There is also a handy utility room, with access straight out to the garden, and boot room.

On the first floor there are two further bedrooms, a modern shower room and study or possible fifth bedroom. The largest bedroom is found on this floor, complete with fitted wardrobes. Bedroom 2 also benefits from eaves storage. The landing and bedrooms on this floor benefit from plenty of natural light from the velux skylights.

OUTSIDE

The rear gardens are mainly laid to lawn with patio seating area and offer great privacy with mature heading and trees. There is a good sized timber workshop, complete with power and lighting. To the front, the property is set back from the road with a driveway offering ample parking for several vehicles. The house itself is accessed via a few steps leading to a raised decked porch which spans the front of the property and offers a further seating area, perfect for outdoor dining.

SERVICES

Mains electricity, drainage and water. Oil-fired central heating. Underfloor heating throughout the kitchen-diner.

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

DIRECTIONS

From Axminster, head north-east and take a left onto Lyme Road (B3261). Follow this road for 1.3 miles before turning left onto the A35. Continue for approximately 1/2 a mile, past the Hunters Lodge Inn and Harcombe Road is the next right. Churston can be found about 350 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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Approximate Area = 1885 sq ft / 175.1 sq m
 Limited Use Area(s) = 98 sq ft / 9.1 sq m
 Outbuilding = 234 sq ft / 21.7 sq m
 Total = 2217 sq ft / 205.9 sq m

For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1125085