

# FORTNAM SMITH & BANWELL



**DETACHED FAMILY HOME**

**BEAUTIFUL MATURE GARDENS**

**AMPLE PARKING**

**FIVE DOUBLE BEDROOMS (THREE ENSUITE)**

**WOODLAND VIEWS**

**LARGE GARAGE & WORKSHOP**



**The Chase, Lyme Road, Axminster, Devon, EX13 5SU**

**£600,000**



# A detached three storey family home set in a pleasant location between Axminster and Lyme Regis with woodland views and mature gardens.



The Chase is an individual detached house circa 1954 and built of traditional cavity wall construction with rendered elevations under a slate roof. The property benefits from oil central heating, uPVC double glazing, 3 ensuite bedrooms, beautiful rear gardens, automated gates, ample parking and solar panels that generate an annual FIT income of £1,000.

Situated on the outskirts of Raymonds Hill, Burrowshot is a small hamlet on the road to Lyme Regis. Axminster and Lyme Regis are easily accessible for everyday needs. Lyme Regis is famed for its many historic connections and character buildings, and of course, for its well-known Cobb Harbour. As a resort, it is considered quite unspoilt, but has most of the shops and amenities that one could require. In addition to which there are numerous leisure activities including both sailing and power boat clubs, a cliff top golf course and a bowling club. The whole coastline with Lyme Regis and Charmouth at its centre has been designated a World Heritage Site commonly known as the Jurassic Coast. The Chase lies approximately 2 miles from the market town of Axminster, with its main line railway connections to Waterloo (Approx. 2 3/4 hours). Taunton and Exeter are within a radius of about 30 miles with access to the M5 motorway and the county town of Dorchester is a similar distance. Locally there are excellent primary schools in Lyme Regis and Uplyme along with the well-respected Woodroffe and Colyton Grammar School.



## The accommodation with approximate measurements comprises

### Entrance Porch

Coat pegs. Door to:

### Entrance Hall

Stairs to first and lower ground floors. Engineered Oak flooring.

### Lounge 20' 0" x 11' 4" (6.09m x 3.45m)

Riva studio cassette fireplace. Two windows over looking the garden and woodland beyond. Storage cupboards. Radiator.

### Kitchen 14' 4" x 13' 8" (4.37m x 4.16m)

Fitted with a range of Oak effect base cupboard and drawer units with matching wall cupboards and wall trim. Laminate work surfaces with inset stainless-steel sink and quarry tiled flooring. Integral ceramic topped hob with cooker hood above. Rayburn oil fired cooker in recess also supplying domestic hot water and central heating. Fitted appliances include dishwasher and full height separate fridge and freezer. Window with views over rear garden and woodland beyond. Doors to:

### Dining Room 13' 8" x 11' 6" (4.16m x 3.50m)

Window. Radiator. Cupboard.

### Utility room

Plumbing for washing machine. Access to garden.

### Bedroom 4 9' 9" x 7' 2" (2.97m x 2.18m)

Fitted wardrobe. Window. Radiator. Engineered Oak flooring.

### Family Bathroom

Fitted white suite comprising: Bath. Large shower cubicle. WC. Wash hand basin. Heated towel rail. Obscured window. Fully tiled surrounds and flooring.

### First Floor

### Bedroom 5 13' 5" MAX x 12' 3" (4.09m x 3.73m)

Window with lovely woodland views. Eaves storage space around entire top floor. Radiator.

### Upstairs WC

White suite with WC and wash hand basin. Velux window. Part tiled walls.

### Lower Ground Floor

Hallway with large airing cupboard housing hot water tank. Access to understairs storage. Door to outside.

### Bedroom 1 12' 0" x 10' 4" (3.65m x 3.15m)

French windows to garden and attractive decking area. Fitted wardrobe. Radiators.

### Ensuite Shower Room 1

White suite: Walk in shower with tiled surrounds. WC. Wash hand basin. Heated towel rail.

### Bedroom 2 14' 6" x 10' 6" (4.42m x 3.2m)

French windows to decked terrace. Fitted wardrobe. Radiator.

### Ensuite Shower Room 2

White suite: Walk in shower with tiled surrounds. WC. Wash hand basin. Heated towel rail.

### Bedroom 3 10' 3" x 10' 2" (3.12m x 3.10m)

Radiator. Window.

### Study 12' 3" x 9' 8" (3.73m x 2.94m)

Obscured windows.

### Outside

The property is approached via its own sloping concrete driveway with automated gates leading to ample parking spaces. The plot amounts to around 0.25 acres with the gardens wrapping around the property. The current owners have created a beautiful rear garden bordered by hedges and comprising a variety of shrub and plants and a pond. An attractive sunny terrace with views across the garden. Steps down to large patio with trellis surround. Raised planting beds. Fruit cage and fruit trees, Greenhouse and timber garden shed. Two 1200 litre rainwater storage tanks feeding the pond and taps around the property.

### Garage 17' 8" x 14' 0" (5.38m x 4.26m)

Large garage with light & power.

### Workshop 13' 10" x 7' 8" (4.21m x 2.34m)

Accessed via garage or separate door.

### Services

Mains electric and water. Private drainage with septic tank renewed 2022. Oil central heating.

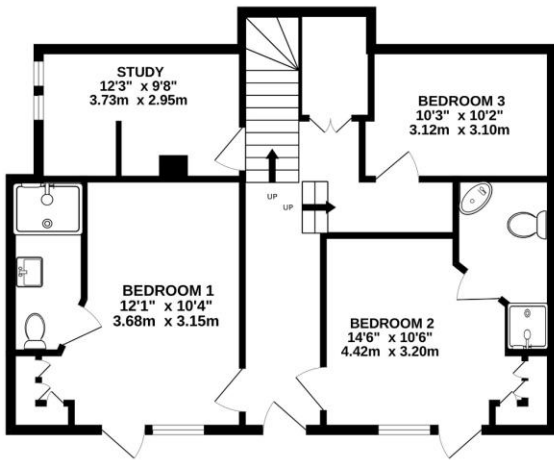
### Local Authority

East Devon District council.

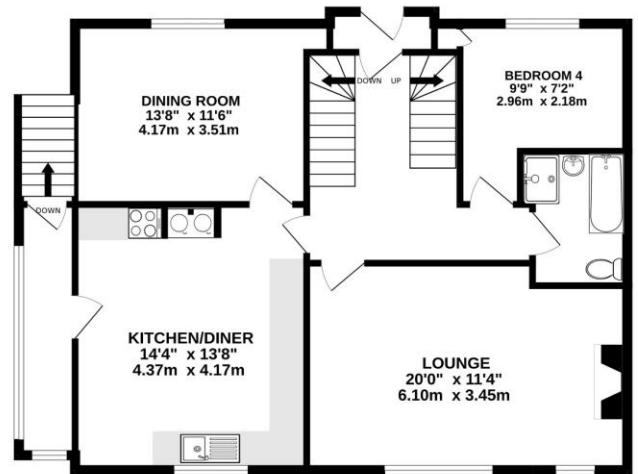
### Council Tax Band F

### EPC Rating E

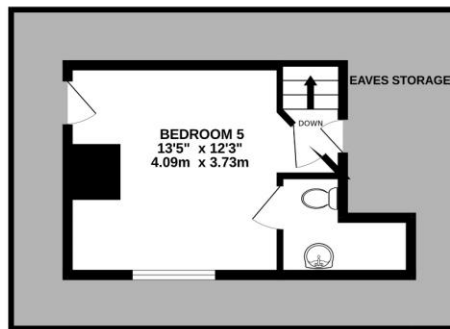
LOWER GROUND FLOOR



GROUND FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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