



## Pitmans, Membury, Axminster

A beautifully presented modern family home set in private close offering three double bedrooms, three bathrooms and spacious reception space. Established gardens, garage and workshop. No onward chain.

Guide Price  
**£450,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



**Pitmans, Membury,  
, Axminster,  
EX13 7AF**

- Pretty village setting
- Small private close
- Three double bedrooms
  - Three bathrooms
- Remodelled kitchen
  - Garden room
- Attractive gardens
- Garage and workshop

Viewing strictly by appointment through  
Symonds & Sampson Axminster Sales Office  
on 01297 33122







A beautifully presented modern family home set in private close offering three double bedrooms, three bathrooms and spacious reception space. Established gardens, garage and workshop. No onward chain.

Pitmans is an impressive, detached residence which blends into its surroundings with the use of stone facing and rendered elevations. The property offers plenty of space for potential purchasers along with some modern upgrades including wood affect double windows and a remodelled kitchen. From the front elevation a double glazed door leads through to a small tiled entrance porch and in turn through to the main entrance hallway where you will find stairs leading to the first floor accommodation and a downstairs shower room with WC. The main sitting room benefits from a triple aspect and a wood burning stove as the focal point. Double doors lead through to the garden room. On the opposite side of the hallway is the improved kitchen/dining room, fitted with a wide range of space saving units, featuring soft close, clever carousel corner units and pull out pantry. There is also a range of quality Meiele and Liebherr and integrated appliances included. The dining area is generous in size and offers a great area to entertain. To the rear of the kitchen is the utility room with further storage,

space for appliances and the oil fired boiler. To the first floor are three good size double bedrooms, all of which have built in wardrobes with an en suite shower room to the master. The family bathroom has a matching white suite and extensive tiling.

#### Situation

Pitmans offers a tucked away position within a private close of just three detached properties set in the heart of the village. Walking distance from the nearby school, parish church and village hall. The village lies within the Blackdown Hills Area of Outstanding Natural Beauty, 4 miles north west of Axminster and 7 miles from Chard. The market town of Axminster provides a good range of day-to-day amenities including shops, schools and cafes together with a mainline railway station on the London Waterloo line. The town of Chard lies just across the Somerset border and offers a wider range of retailers, supermarkets, and leisure facilities. The famous Jurassic coastline of Lyme Regis (9 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and beaches. Exeter is 25 miles to the west, with connections to the M5 motorway and regional airport.

#### Sporting

Racing at Taunton or Exeter. Golf at Lyme Regis, Cricket St Thomas or Honiton. Sailing on the coast at Lyme Regis or Seaton. Leisure and sporting facilities at Axminster or Chard.

#### Education

Primary schooling at Membury or Axminster. State secondary schools at Axminster, Chard, Woodroffe and the well regarded Colyton Grammar School. Independent schools in the area include St Johns at Sidmouth, Perrot Hill at Crewkerne, Blundells at Tiverton and the Exeter and Taunton Schools.

#### Outside

To the front of Pitmans is a gravelled private courtyard which provides access to the three detached properties and garaging within the development. From the courtyard steps lead up to a well-stocked garden featuring a wide variety of seasonal flowers and shrubs. There is also an area of level lawn and gated side access to the rear garden. The main garden has been carefully designed and tiered with mature shrubs and flowers providing year-round colour and interest. Adjoining the rear elevation is a paved seating area. The second tier is lawned and includes a garden shed with mature boundaries and apple tree. Outside power point and lighting.

### Garage

Up and over door, light and power, loft space and water supply.

### Workshop

Light and power connected, velux window.

### Services

Mains electric, water and drainage.

### Local Authority

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616. Council Tax Band E.

### Directions

From the centre of Axminster proceed down Castle Hill, over the railway crossing and continue along this road for approximately three miles. At Starcross (signposted Membury) turn left and continue down the hill following the road round to the right and continue towards the centre of Membury. The property can be found just before the village hall on your right hand side. Parking is available at the property or the village car park opposite the village hall.



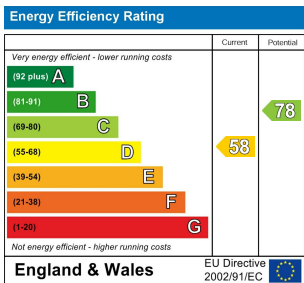
## Pitmans, Membury, Axminster

Approximate Area = 1379 sq ft / 128.1 sq m

Garage & Work Room = 234 sq ft / 21.7 sq m

Total = 1613 sq ft / 149.8 sq m

For identification only - Not to scale



Axm/RIS/20.6.23



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Symonds & Sampson. REF: 999445



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