



Membury, Axminster, Devon,

An individual 3/4 bedroom detached modern house set in grounds of approximately 0.3 of an acre enjoying a central village location with its own wooded copse area.

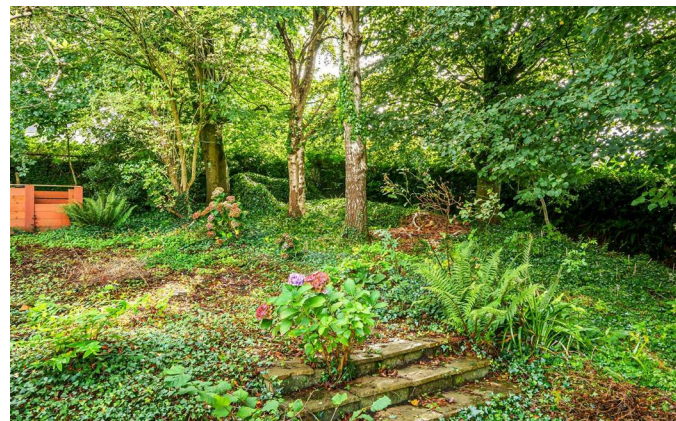
Guide Price
£625,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Orchard House, Membury, Axminster, Devon, EX13 7AF

- Established grounds of approximately 0.3 acres
- Subject of considerable improvement & updating
- Ample parking with patterned concrete driveway & adjoining garage
 - Open plan contemporary living
 - Useful utility & en suite
 - Central village location
 - Council tax band F

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





The Property

Orchard house offers a fine opportunity to acquire an individual 3/4 bedroom detached modern village house forming part of a picturesque street scene. The versatile living accommodation has been the subject of considerable improvement creating an open plan environment enjoying a pleasant outlook over the established rear garden. Much care and consideration has been taken during the project of works, introducing a stylish kitchen with gloss effect units and quartz work surfaces alongside oak internal doors and partial oak flooring together with a ground floor shower room. Other contemporary influences include an impressive reception hall with a glass balustrade staircase and vaulted ceiling, further complemented by the introduction of a Velux window for natural light. Other benefits include a cut stone style fireplace with inset wood burner, en-suite facility to the master bedroom and a useful utility room, all enhanced by an oil fired central heating system and upvc double glazing to most openings.

Situation

A particular feature of this stylish home is its sight and situ, set back from the village road offering ample parking and considerable privacy. The total site extends to approximately 0.3 of an acre offering various garden sections and raised paved terraces. At the top of the garden is a wooded copse whereupon the views can be appreciated over the village towards open countryside and the church tower. The popular East Devon village of Membury includes a primary 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 route. The heritage coast with resorts such as Lyme Regis and Seaton is some 6 miles distant from Axminster and the regional centre of Exeter being 25 miles to

the West, with connections to the M5 motorway and regional airport.

Outside

Approached over a patterned concrete driveway of which provides ample parking and leads to;
Garage - up and over door & personal door to utility room.

Carport - covered section adjoining the garage.

To the front is a lawned section incorporating various specimen trees set behind mature hedging. Side access leads to the rear garden housing greenhouse, raised paved terrace providing considerable privacy with steps leading to a further lawned section. This area enjoys views over the village towards open countryside including a view of the church tower. Beyond the formal garden is a further wooded natural area enclosed principally by mature hedging.

Services

Mains electric, water & drainage. Oil fired central heating.

Local Authority

East Devon District Council
 Blackdown House, Border Road, Heathpark
 Industrial Estate, Honiton, EX14 1EJ.
 Tel : 01404 515616.
 Council tax band F



Orchard House, Membury, Axminster

Approximate Area = 1702 sq ft / 158.1 sq m
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 1887 sq ft / 175.2 sq m
 For identification only - Not to scale

Directions

From Trinity square turn left at the George hotel and pass Costa Coffee. Proceed over the level crossing and after a few miles turn left at the crossroads signposted membury. Enter the village and after a short distance orchard house will be visible on your left hand side indicated by our for sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		58	75
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1038115



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