



## Coppice Close, Crewkerne Road, Raymonds Hill, Axminster

An individual three double bedroom detached residence set in beautiful mature gardens and includes a double garage. No onward chain.

Guide Price  
**£550,000**  
Freehold



## 1 Coppice Close, Crewkerne Road, Raymonds Hill Axminster,

- Large individual detached house
  - Three double bedrooms
    - Two bathrooms
  - Long living/dining room
    - Spacious kitchen
      - Utility room
    - Double garage
    - Mature gardens
  - Council tax band E

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





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Crispins is an individual detached dwelling constructed during the 1980's using traditional methods of construction. The property stands out from many of its competitors by offering 1700 sq ft of accommodation over two floors. Overall, the arrangement of rooms lends itself to buyers who are looking for generous proportions rather than numerous rooms. To the ground floor is a spacious entrance hallway which provides access to the principle reception rooms and a useful downstairs cloakroom. There is a large sitting/dining room that is part divided with an archway. Both the dining and living areas enjoy dual aspects with the living room featuring a fireplace and sliding doors which continue through to a small garden room. The kitchen features a wide range of wall and base units, some integrated appliances, and an adjoining utility room. To the first floor are three great sized double bedrooms, all including built in wardrobes. The master bedroom includes an en suite shower room. The family bathroom features a coloured suite and separate WC. The property does lend

itself to potential buyers who are looking to add their own stamp with a view to reworking the current accommodation to suit modern day styles and trends.

#### Outside

The property is approached from Crewkerne Road via a shared private road which in turn leads to a long private driveway belonging to the property. As you approach the property there is a parking and turning area in front of the double garage. The gardens are simply glorious and feature a wide variety of indigenous trees and mature shrubs which continue around all four sides of the house. The gardens are a heaven for bird life and unlike many properties in the area the grounds are largely level. The site offers a high degree of privacy. In all about 0.5 acres.

#### Double Garage

Twin up and over doors, light and power connected, integral access from the utility room.

#### Situation

The property is set back from Crewkerne Road within the favoured Raymonds Hill area, approximately 3 miles from Axminster town centre. There is a nearby post office/stores

and Public Inn. The famous Jurassic coastline of Lyme Regis (4 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and a number of restaurants and hotels, together with theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families, the harbour, popular with anglers and those keen on deep sea fishing trips, the sailing and power boat clubs. Axminster is a country town on the Eastern fringes of Devon, close to the border with Dorset. It offers a selection of shops including two Supermarkets; plus schools, churches and a main line railway station on the Exeter to Waterloo line.

#### Education

Primary schooling at Axminster and Uplyme. Good state secondary schools at Axminster, Woodroffe at Lyme Regis or the highly regarded Colyton Grammar School. Independent schools in the area include St Johns at Sidmouth, Chard School, Perrott Hill at Crewkerne, the Exeter and Taunton Schools.

### Sporting

Racing at Taunton or Exeter. Golf at Axe Cliff, Cricket St Thomas, Seaton or Honiton. Sailing on the coast at Lyme Regis and Seaton. Swimming, leisure and sports clubs/facilities in both Axminster and Lyme Regis.

### Services

Mains electric, water and drainage.

### Agents Note

We have been made aware by the seller that some of the trees within the grounds are covered by a TPO (Tree Preservation Order). They have also advised that other users of the shared driveway are obliged to contribute forwards upkeep and repairs.

### Local Authority

East Devon District Council Blackdown House, Broomfield, Axminster, on the B3261 Lyme Road, Border Road, Heathpark Industrial Estate, Honiton, Exeter, Devon, EX10 5SR. Proceed out of Axminster on the B3261 Lyme Road, Honiton, Exeter, Devon, EX10 5SR. After joining the A35 take the left hand turning into Crewkerne Road. After 100 yards a private driveway will appear on your right-hand side, denoted by our 'For Sale' board. Turn into this driveway and follow the sign for Crispin.

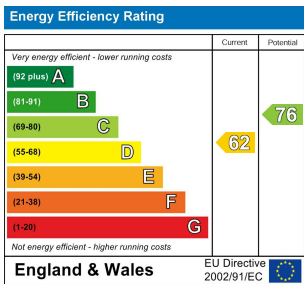
## Coppice Close, Crewkerne Road, Axminster

Approximate Area = 1709 sq ft / 158.7 sq m

Garage = 300 sq ft / 27.87 sq m

Total = 2009 sq ft / 186.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1041503



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