



8, School Close, Hawkchurch, Axminster, Devon

Built in 2017 by award winning builders CG Fry & Son, the property offers well-proportioned and stylish accommodation and is part of a small cul-de-sac located on the outer edges of Hawkchurch.

Guide Price

£625,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

8 School Close, Hawkchurch, Axminster, Devon, EX13 5GL

- Detached house situated in a small private development
 - Four double bedrooms,
 - Two bathrooms
- Sought after village location
- Landscaped gardens with patio
- Views over surrounding countryside
 - Council Tax Band F

Viewing strictly by appointment
Symonds & Sampson
01297 33122





Built in 2017 by award winning builders CG Fry & Son, the property offers well-proportioned and stylish accommodation and is part of a small cul-de-sac located on the outer edges of Hawkchurch.

This beautiful four bedroom stone fronted detached home was constructed by award winning regional developers CG Fry & Son in 2017 and forms part of a private development of just three detached executive homes. On entering the property you are greeted by a light and airy entrance hallway with stairs rising to the first floor accommodation, two useful under stairs storage cupboards, as well as a downstairs cloakroom. To the front elevation is the dual aspect sitting room that includes double doors out onto the rear garden creating a lot of natural light in the room and a central fireplace with inset woodburner. Beyond the hallway is the impressive kitchen/dining room that looks out over the garden. The high specification kitchen is fitted with a modern range gloss finished wall and base units and includes a collection of integrated appliances. Ample space is provided for a dining table. Adjoining the kitchen is the utility room which has a range of units and has access out

into the garden, and space for a washing machine & further appliances. To the first floor the landing has an airing cupboard and all four of the bedrooms are double rooms while the master bedroom includes a smart en suite shower room with double shower cubicle. The family bathroom has been fitted with a white suite and includes a separate tiled shower cubicle. Views over Hawkchurch and the surrounding countryside can be found from all of the bedrooms. You can expect an extremely well insulated and energy efficient home which includes fully double glazed sealed windows, air source heat pump heating system, mains wired smoke alarms and an array of television and telephone points. Other benefits include the remaining balance of NHBC guarantee and intruder alarm system.

Outside

Externally to the front there is a lawned area with shrubs and paved pathway leading to the entrance. The south westerly facing rear garden is an outstanding feature of this delightful home offering a good degree of privacy and views over neighbouring fields. This area is beautifully landscaped with a lawn and shrub beds providing seasonal colour. A paved patio provides a perfect spot for leisurely

alfresco dining and relaxation. Behind the garage a summerhouse with power & lighting, with a further patio which provides the perfect hideaway to enjoy a drink and watch the sun set.

Double garage

Two electric up and over doors, power and lighting.

Situation

The property can be found within a small development of three detached houses set on a private road on the outskirts of the village. Hawkchurch offers a pub, church, primary school, a community run shop and a number of thriving clubs and societies. The Hawkchurch Spa with its restaurant, bar, spa and gym facilities is also just over a mile away. The property is situated five miles from the market town of Axminster, with its range of shops, cafes, restaurants, schools, leisure centre and swimming pool. Axminster also has direct trains to London Waterloo and Exeter. The Jurassic Coast and picturesque World Heritage Coastal resort of Lyme Regis lies approximately seven miles to the south. The A35 is four miles away and gives fast access to Bridport/West Bay to the East and Honiton/Exeter to the West.

Services

Mains electric, water and drainage. Air sourced heat pump.

Ultrafast broadband is available. Mobile coverage is available indoors and outside.

Source: ofcom.org.uk

Agents' Notes

Planning was applied for in March 2022 for a Battery energy storage scheme and associated development at Pound Farm Hawkchurch. The application is currently awaiting a decision. Further details are available via the East Devon Planning portal, ref: 22/0508/MFUL

Local Authority

East Devon District Council. Tel : 01404 515616.

Directions

Proceed out of Axminster along the Lyme Road and at the junction turn left onto the A35. On reaching Raymonds Hill turn left onto the Crewkerne Road and continue along this road for 2.5 miles. After a distance turn left (signposted Hawkchurch) and continue along this road taking another left at the next junction. On entering the village, School Close can be found after a few hundred yards on your left hand side.



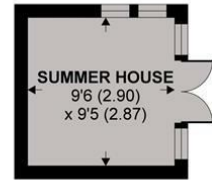
School Close, Hawkchurch, Axminster

Approximate Area = 1946 sq ft / 180.7 sq m (includes garage)

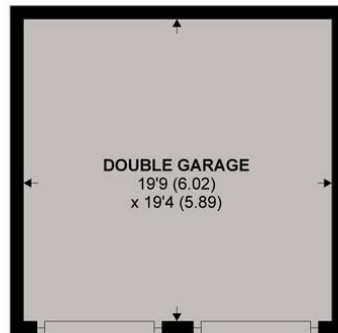
Outbuilding = 89 sq ft / 8.2 sq m

Total = 2035 sq ft / 189 sq m

For identification only - Not to scale



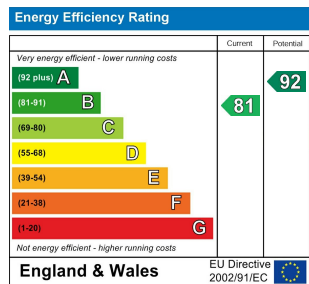
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Symonds & Sampson. REF: 844039



Axm/RS/15.4.24

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