



Willow End

10 Gate Close, Hawkchurch, Axminster, Devon

Willow End

10 Gate Close
Hawkchurch
Axminster
Devon EX13 5TY

A simply stunning four double bedroom residence finished to an excellent standard of specification with impressive countryside views, viewing balcony and landscaped gardens in the region of 0.46 acre (0.19 ha).



- Individual chalet style property
- Dual aspect reception rooms
- Kitchen with matching utility room
 - Impressive master suite
 - Lots of storage space
 - Garage and carport
- 37ft (11.28m) long undercroft
 - Far reaching views
- Well regarded village setting
- In total 0.46 acre (0.19 ha).

Guide Price £750,000

Freehold

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THE PROPERTY

With its panoramic views and beautiful rooms, Willow End offers much more than may initially meet the eye, boasting a practical, sociable layout with accommodation that offers a good degree of flexibility.

Under the current owners' watchful eye and guidance the property and gardens have been transformed into a contemporary styled property worthy of its envious position and glorious outlook. The list of improvements is too vast to mention so it really is a case of seeing is believing. The well-proportioned rooms give you just the right balance between open-plan sociable living and separate areas for work, relaxation and play making it suitable for families or those who like to entertain visiting family and friends.

The property does not disappoint externally, beautiful landscaped gardens, large seating area and ample parking really does make this property one to view.

ACCOMMODATION

With so many features to this fine home it is hard to know where to begin. Steps lead to the front door and covered storm porch which in turn leads through to a central entrance hallway and the principal downstairs room. Running along the western elevation from front to back is the main reception space. The dining and sitting rooms form an L-shaped layout with partition doors which can change the dynamics of both rooms into either more formal accommodation or a large contemporary triple aspect living space flooded with natural light. For those pleasant afternoons and evenings why not enjoy relaxing on the balcony, watching the sunset over the surrounding countryside. The well-appointed kitchen features a classic range of cream front units with wooden work surfacing and integrated appliances. This space almost doubles in size as you go through to the utility room, offering further storage and sink. From here a door leads out to the rear of the property and a useful covered porch. The remaining rooms on the ground floor do not disappoint with three double bedrooms, a smart family bathroom and shower room to the guest bedroom. To the first floor you will find arguably the best room of the home, the master bedroom, complete with walk in wardrobe, shower room and arguably the most impressive panoramic views from the property. On the opposite of the landing the owners have created every fashionista's dream. A 30ft walk in wardrobe with shelving and an abundance of hanging rails. There is even an area dedicated for your morning workouts. Although this room cannot be classified as a bedroom it could serve numerous purposes and is a unique addition to this quality home. A further benefit of Willow End is an undercroft which is accessed via the garage. This space spans the full width of the house and is an ideal area for storage and also housing the oil fired heating system along with the water cylinder and water softener.





OUTSIDE

Willow End is approached by a low stone walled driveway which leads down to a gravelled turning and parking area. Beneath the property is the garage and an attached carport. The property sits well within its plot with tastefully landscaped gardens designed for year round interest and colour. There are areas of formal lawns and a wide variety of mature shrubs and perennials. To the rear of the property is large paved patio seating area, ideal for alfresco dining and ornamental fish pond. Secluded composting area, outside lighting and water supply. In all about 0.46 acre (0.19 ha).

SITUATION

Willow End is nestled in a delightful position offering far reaching views over the East Devon countryside on the outskirts of the village

of Hawkchurch. There is an active local community with many societies, primary school, pub inn, holiday resort and spa, 12th century church and recently expanded community shop. The surrounding countryside has an abundance of public footpaths and bridleways for country pursuits. The Jurassic Coast World Heritage site and famed resort of Lyme Regis are about 6 miles away. This popular resort with its famous Cobb and sandy beach, provides a range of independent shops and restaurants. The market town of Axminster (5 miles) offers all of the facilities one would expect from a small market town including supermarkets, doctor's surgery and recreational facilities such as a sports centre and swimming pool. A main line station providing access to London Waterloo and the home of River Cottage HQ situated in the nearby Trinity Hill area. Despite its tranquil setting this secluded retreat is well placed with excellent transport connections both east

and west with the A30/A303 and the A35 coast roads. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, national league sports clubs, international airport and access to the M5.

DIRECTIONS

What3words
///flask.showcases.duck

SERVICES

Mains electric, water and drainage. Oil fired central heating system.
Broadband : Superfast available.
Mobile Network Coverage : Likely outside. Limited inside.
Source - Ofcom.org.uk



LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band F.

MATERIAL INFORMATION

The property is located in flood zone 1, an area with a low probability of flooding. The vendors have made us aware that the property owns the private road beyond 3 Gate Close. The four properties that use this to access their properties are responsible for the shared upkeep of the road only.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(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	EU Directive 2002/91/EC

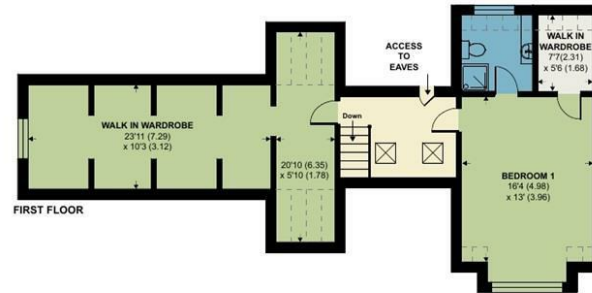
Gate Close, Hawkchurch, Axminster

Approximate Area = 2128 sq ft / 197.6 sq m
 Limited Use Area(s) = 85 sq ft / 7.8 sq m
 Garage = 260 sq ft / 24.1 sq m
 Outbuilding = 531 sq ft / 49.3 sq m
 Total = 3004 sq ft / 279 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Symonds & Sampson. REF: 1233656



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