

1 Gate Close

Hawkchurch, Axminster, Devon

1 Gate Close

Hawkchurch
Axminster
Devon EX13 5TY

A truly substantial individual residence set in the popular East Devon village of Hawkchurch with adaptable accommodation, modern fixtures and fittings and attractive low maintenance gardens.



- Generous accommodation
- Many dual aspect rooms
- Impressive kitchen/family room
 - Flexible accommodation
 - Annexe potential
 - Enclosed gardens
 - Oil fired central heating

Guide Price £720,000

Freehold

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THE PROPERTY

Rarely do we see such spacious, impressive and practical living spaces come to market at this price. 1 Gate Close sits towards the edge of the village and offers pleasant views over the nearby countryside and is ideally placed for local amenities within a short walk. The original bungalow was once more modest in size and has been reinvented over the past 15 years by the current owners. Following three extensions, this sizable property now offers nearly 3,000 sq. ft of accommodation over two floors. Whether you simply like your own space or need room for visiting friends and family, this beautiful home is a rare opportunity indeed.

ACCOMMODATION

To the front elevation is a central entrance hallway with downstairs bathroom and a large utility room, formally the kitchen, featuring a wide range of units as well as ample space for additional white goods. Central to the house is an impressive main reception room with feature fireplace and contemporary oak staircase leading to the first floor. Bi-fold doors lead out to a private sheltered seating area. The main hub of the home is the outstanding kitchen/family room which again has bi-fold doors leading out to the garden. This room, like the rest of the property, is flooded with natural light and provides a wonderful social space to entertain or for those family get togethers around the island. There is a vast array of kitchen units and storage. From the inner hallway you have access to the clients' music room, a splendid master bedroom with vaulted ceiling, dressing room and smart en-suite facilities. There is also further reception space, which is currently set up as the seller's clinic and has separate access from the parking area. This whole wing could be utilised as an annexe to the main home for a relative or for someone who requires single storey living within a family environment. The impressive accommodation continues

on the first floor where you will find two further bedrooms, both with en-suite facilities and a sizable landing/reception space. This space would ideally suit a family with older children who require their own privacy. Overall the property is presented in good decorative order and features all the mod cons one would expect in a family home.

OUTSIDE

The sellers have created low maintenance, Japanese inspired gardens, with numerous water features, established shrubs and many seating areas for those who enjoy the outdoors. The gardens have been sectioned with picket fencing and are mainly laid to artificial lawn which makes for a dog friendly environment. There is a lovely, raised area of garden to the easterly elevation which provides elevated views over the close to the countryside beyond. The main seating area, which adjoins the kitchen and sitting room, enjoys a sheltered southerly aspect and excellent privacy. There is off road parking for three vehicles, outside lighting and a good size garden store.

SITUATION

1 Gate Close is situated in a small cul-de-sac of 10 properties 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, village 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:
///vets.meshing.inclines

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 E

MATERIAL INFORMATION

The property is at a very low risk of flooding from surface water, rivers and sea.





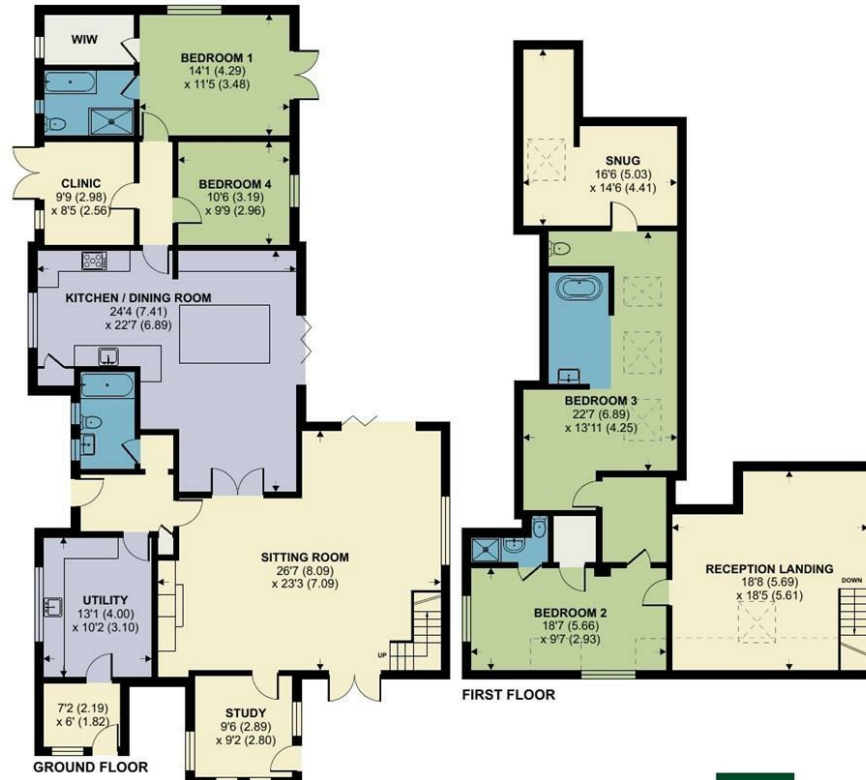
Gate Close, Hawkchurch, Axminster

Approximate Area = 2874 sq ft / 267 sq m

Limited Use Area(s) = 72 sq ft / 6.6 sq m

Total = 2946 sq ft / 273.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1278404



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Axm/RIS/28.4.25



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