



Bracken

Greendown, Axminster, Devon

Bracken

Greendown

Axminster

Devon EX13 7TD

A unique architecturally designed detached residence set in an idyllic location with stunning views, double garage, agricultural barn and grounds in the region of 1.8 acres.



- Contemporary country property
 - Innovate modern design
 - Outstanding views
 - Large outdoor terrace
- Double garage with studio room
 - 46ft agricultural barn
 - Electric gated driveway
 - Highly energy efficient
 - In total approx 1.8 acres

Guide Price £1,450,000

Freehold

Axminster Sales

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THE PROPERTY

Bracken seamlessly blends modern building methods with the use of traditional materials to create a stunning contemporary residence. The property has a sleek rendered finish with detailing from locally sourced stone which has also been incorporated within surrounding grounds. The property has been designed to make the very most of the spectacular views with the living accommodation set across the first floor. The use of glass in the kitchen, along with the balcony really makes the most of arguably one of the finest views in the area. Bracken has been built to a very high standard of specification with many eco credentials including high levels of insulation, underfloor heating via an air source heat pump and solar panels.

ACCOMMODATION

On entering Bracken, it becomes apparent that the clever use of glass, high ceilings, and skylights means that you not only enjoy countryside views from most rooms but also benefit from plenty of natural light throughout the course of the day. The accommodation is designed around a split-level, floating, backlit staircase, with the living accommodation positioned on the first floor to make the most of the westerly aspect and the rolling countryside views. There is a large covered balcony which acts as an impressive viewing gallery and forms the perfect space for entertaining and enjoying the evening sunsets. The kitchen/family room is the main hub of the home, with a vaulted ceiling along with a bespoke kitchen supplied by The German Kitchen Company. As one would imagine, the kitchen features a wide range of top-end appliances including Smeg Wi-Fi operational ovens, a Bora induction hob, and a Quooker hot tap. The units are finished in a textured slate effect while the island has a contrasting stainless steel finish. Both feature Corian work surfaces. There is a split-level sitting room with a central double-sided wood-burning stove. Oak flooring and staircase lead to the snug area. The utility room and study are located along from the main entrance hallway. To the lower ground are four well-proportioned double bedrooms, three of which feature en suite shower rooms. Each bedroom benefits from extensive fitted wardrobes and walk-in cupboards, providing exceptional storage. Along with the family bathroom, each room has been finished with a combination of contemporary fittings, extensive tiling, heated mirrors, and courtesy lighting. The family bathroom also includes a touch of luxury with a free-standing bath and integrated television.





OUTSIDE

Bracken is approached from a quiet lane via electric double gates where a gravelled driveway leads to the garaging and parking area. The property sits well within its plot with formal gardens to three sides that are now well established with a variety of mature shrubs and raised beds. The majority of the grounds offer panoramic rural views over the surrounding countryside including a pleasant view across the valley to Membury and the church. The area of grounds to the north and east are lawned and there is a separate five bar gate from the lane side to the recently constructed agricultural barn and field beyond. The whole area totals in the region 1.90 acres (0.72 ha).

DOUBLE GARAGE

Electric double door, light and power. An external staircase provides access to the loft room which has been fully converted and would make a great work space away from the main home.

SITUATION

The small hamlet of Greendown features a small selection of individual homes in a fine semi rural location less than a mile from the neighbouring village of Membury. Membury has an active local community based around the village hall, church and primary school. The village lies within the Blackdown Hills Area of Outstanding Natural Beauty, 4 miles north west of Axminster and 7 miles from Chard. Axminster is a bustling market town on the

eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and independent retailers, doctor surgery and dentists. There is a well supported country produce market held in Trinity Square every Thursday. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster train station that is on the direct line to London Waterloo to Exeter line.

DIRECTIONS

What3Words
///sport.piled.contrived



SERVICES

Mains electric and water. Private drainage. Solar panels with battery storage facility.
 Broadband : Standard available
 Mobile Network Coverage : Limited indoors, likely outdoors
 Please note the sellers have conducted a line speed check with approximately 15 mbps download.
 Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council, Tel : 01404 515616
 Council Tax Band G

MATERIAL INFORMATION

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





Bracken, Greendown, Axminster

Approximate Area = 2963 sq ft / 275.2 sq m (excludes void)

Limited Use Area(s) = 33 sq ft / 3.1 sq m

Garage & Outbuilding = 1487 sq ft / 138.1 sq m

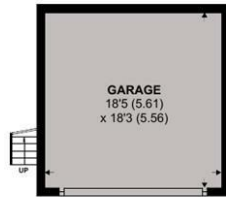
Total = 4483 sq ft / 416.4 sq m

For identification only - Not to scale

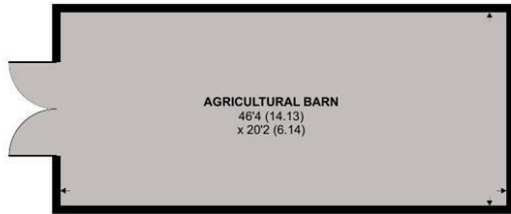
| Energy Efficiency Rating | |
|---|---------|
| | Current |
| Very energy efficient - lower running costs | |
| A | 94 |
| B | 85 |
| C | |
| D | |
| E | |
| F | |
| G | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1281778



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