



Symonds  
& Sampson

# Bramleys

Membury, Axminster, Devon



# Bramleys

Membury  
Axminster  
Devon EX13 7AF

A reconstituted stone fronted and rendered detached house offering three/four bedrooms, with ample off road parking, set in grounds of 2.27 acres and enjoying a central village location.



- Three/Four Bedrooms
  - Conservatory
- Kitchen With Adjacent Utility Room
- Bright and Spacious Accommodation
- Numerous Sheds , Polytunnel and Greenhouse
  - Ample Driveway Parking
- Landscaped Gardens & Grounds
  - In total 2.27 acres (0.92 ha)

Guide Price **£662,500**

Freehold

Axminster Sales  
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## THE PROPERTY

Enviably situated within a plot of 2.27 acres (0.92 ha) and enjoying an excellent degree of privacy provided by tree lined boundaries, lies this bright and spacious three/four bedroom detached residence which backs onto farmland. The property was built during the 1970's with reconstituted stone front and rendered elevations.

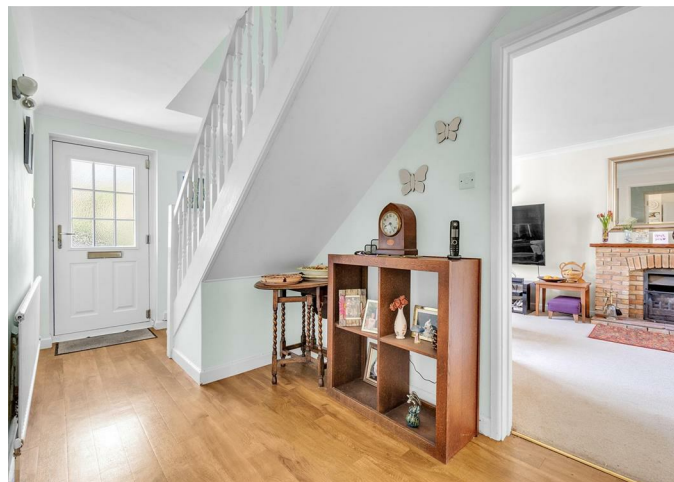
## ACCOMMODATION

The property is well appointed with an abundance of natural light through the home. On entering the property you are greeted into the hallway where doors lead into a spacious sitting room with an inset woodburning fire creating a focal point whilst French doors open onto a sheltered paved terrace. On the opposite side of the hallway is the kitchen/dining room, fitted with a wide range of units, featuring a built-in oven, microwave, plate warmer and inset hob. A utility room is located off the kitchen, as is the conservatory which provides a pleasant interior environment.

For buyers wishing to find a property to accommodate a relative or guests, then your search may be over as this property features a bedroom on the ground floor with an adjacent wet room. To the first floor are three bedrooms and a family bathroom.

## OUTSIDE

The mature gardens have been lovingly tended and are predominantly laid to lawn, interspersed with vibrant, well-stocked herbaceous flowerbeds that burst with seasonal colour. A rich tapestry of established trees adds to the natural beauty, including Magnolia, Medlar, Walnut, Larch, a charming Mulberry and a rare Dawn Redwood providing year-round structure and shade. Beyond is an extensive spring and wildflower meadow with various seating areas to enjoy the view across the village. A fully enclosed vegetable and fruit garden is located within the grounds, home to flourishing apple and pear trees, offering both visual appeal and a seasonal harvest.







## SITUATION

The village lies within the Blackdown Hills, part of the National Landscape (previously known as an Area of Outstanding Natural Beauty), and offers local amenities including a small primary school, church, and a village hall which hosts a wide range of clubs and activities. The market town of Axminster (4 miles) provides a good range of day-to-day amenities including shops, schools, cafes and a swimming pool together with a mainline railway station on the London Waterloo line. The town of Chard (7 miles) lies just across the Somerset border and offers a wider range of retailers, supermarkets, and leisure facilities. The

famous Jurassic coastline of Lyme Regis (9 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and beaches. Exeter is 25 miles to the west, with connections to the M5 motorway and regional airport.

## SERVICES

Mains Electricity, Water & Drainage. Oil fired central heating.  
Superfast broadband is available.  
There is mobile coverage in the area, please refer to Ofcom's website for more details.

## LOCAL AUTHORITY

East Devon District Council, Honiton, Devon. Council Tax Band E

## DIRECTIONS

<https://w3w.co/thread.daylight.typical>

## MATERIAL INFORMATION

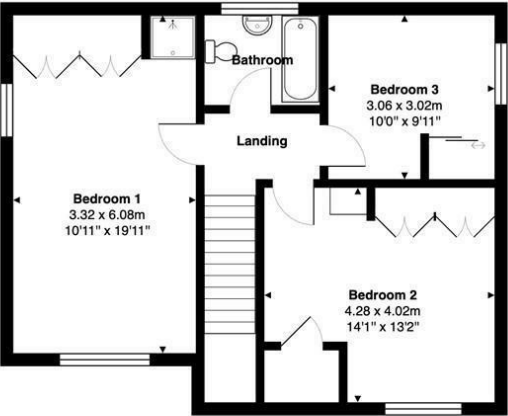
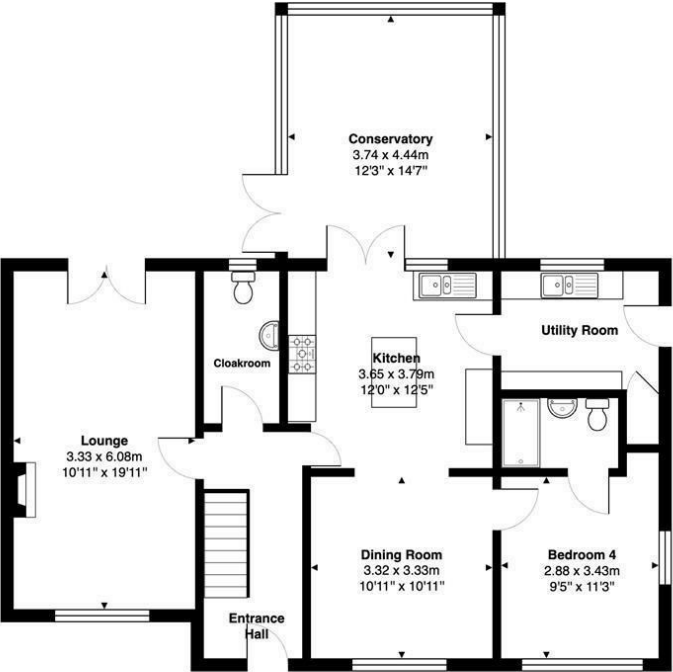
Flood Risk: Low -Very Low  
The driveway is owned by the property, with The Cider Barn having access over a small part.







Bramleys, Membury, Axminster, EX13 7AF

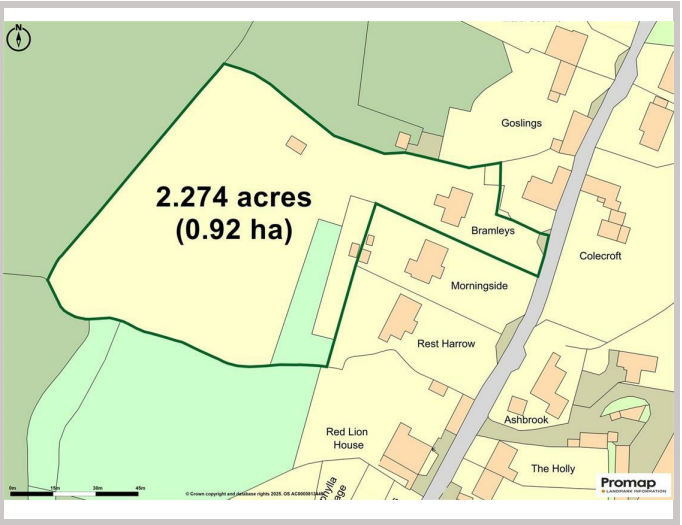
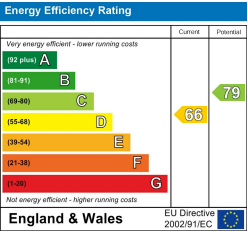


Ground Floor

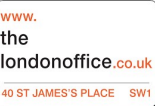
First Floor

Total Area: 157.1 m<sup>2</sup> ... 1691 ft<sup>2</sup>

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



Axm/RIS/23.7.25



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