

Symonds
& Sampson



The Walnut Tree

Chardstock, Axminster, Devon

The Walnut Tree

Chardstock
Axminster
Devon EX13 7BN

Beautifully presented individual three bedroom detached bungalow with a self contained annexe and double carport with workshop. No onward chain.



- Large detached bungalow
- Three reception rooms
 - Further study
 - Three bedrooms
 - Two bathrooms
- Double carport & workshop
 - Attached annexe
 - Good size plot
 - No onward chain

Guide Price **£695,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

The Walnut Tree was constructed in 1988 of Purbeck stone and part rendered elevations under a traditional roof. This unique bungalow is set along a shared private road just off the village centre and enjoys a slightly elevated position which provides pleasant views over the village and the nearby tower of St Andrews church. Despite being a single storey dwelling The Walnut Tree offers close to 1700sq ft of accommodation, including the annexe, which was converted some 20 years ago from the original double garage. An oak clad double carport with workshop provides covered parking via the southern driveway. The property is welcomed to market in excellent decorative condition and includes engineered oak flooring, modern grain effect double glazing and an LPG gas fired central heating system. The current owners have made a number of improvements to the property in the past few years, including a new boiler and upgraded heating system, replacement window glass, loft and cavity wall insulation, new bespoke kitchen and en-suite shower room, and external repainting. The garden has also been redesigned and planted to a high standard. Overall, the bungalow offers great flexibility to potential buyers and could easily suit a family as much as a retiring couple seeking a fine residence in a pretty village setting.

ACCOMMODATION

The main entrance is located along the southern elevation with a double glazed door leading through to the main entrance hallway. The seller's study overlooks the garden, while the well planned accommodation follows a good arrangement with all three bedrooms and family bathroom located off the entrance hallway to

the western elevation. Of note is the master bedroom with its bank of fitted mirrored wardrobes and recently updated en-suite shower room. The remaining bedrooms are opposite the family bathroom. The kitchen can be found to the rear elevation and features a wide range of cottage style units in cream, with integrated appliances and space for a table. There is an adjoining utility room with access out to the northern driveway and to the annexe. The main reception room has a feature fireplace housing a gas fire and leads through to the impressive heated garden room with vaulted ceiling and tiled roof making this a year round room to enjoy. Beside the kitchen is the formal dining room with wood panel walls and multi-function lighting.

THE ANNEXE

The annexe is situated to the rear of the bungalow and is accessed via a double glazed front door. It has been given an open plan design and features a fully fitted kitchen with a built in oven, electric hob, cooker hood and breakfast bar. Laminate flooring is laid throughout the kitchen and living space. The shower room has double width shower cubicle, wash hand basin inset into a large storage unit with pelmet lighting and WC.

OUTSIDE

The Walnut Tree enjoys a southerly aspect with the majority of the gardens to this aspect. There is a gravelled driveway from the lane side which leads down to the carport and parking area. The gardens have been replanned over the past five years and now feature a wide variety of shrubs and seasonal flowers along with flower/vegetable beds constructed from sleepers and a

greenhouse. Steps lead up to the main entrance and lawned terrace. To the rear of the bungalow is the northern driveway with a level area of lawned garden and entrance to the annexe. In all about 0.28 acres (0.11 ha)

DIRECTIONS

What3Words

///slap.ticking.invisible

SERVICES

Mains electric and water. Private drainage

Superfast broadband is available. Source - Ofcom.org.uk

There is mobile coverage in the area. Please refer to Ofcom's website for more details.

LOCAL AUTHORITY

East Devon Council

Tel : 01404 515616

Council Tax Band : F

MATERIAL INFORMATION

The property is at very low risk from flooding from rivers and seas, and surface water. The sellers are currently undertaking checks to establish whether the current private drainage system complies with building regulations. The private lane is a shared responsibility between the residents and has been resurfaced in the last 10 years.



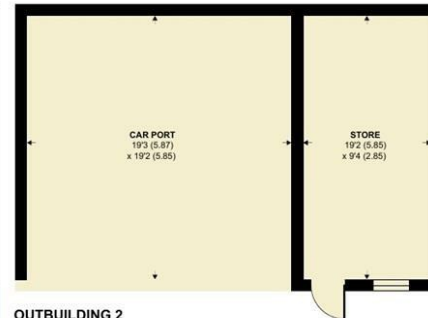
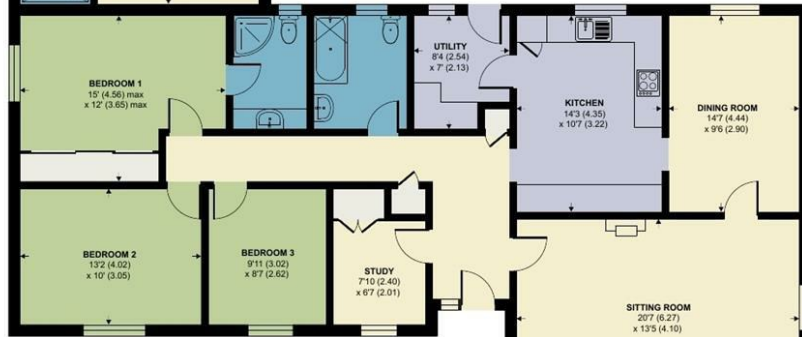
The Walnut Tree, Chardstock, Axminster

Approximate Area = 1698 sq ft / 157.7 sq m (excludes carport)

Outbuilding = 481 sq ft / 44.6 sq m

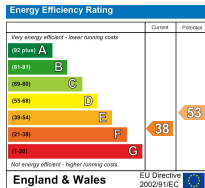
Total = 2179 sq ft / 202.3 sq m

For identification only - Not to scale



OUTBUILDING 2

GROUND FLOOR



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: 1332324



Axm/RIS/1.9.2025



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT