

Symonds
& Sampson



The Walnut Tree

Chardstock, Axminster, Devon

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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 and two bathrooms
 - Attached annexe
- Double carport & workshop
 - Good size plot
 - No onward chain

Guide Price **£650,000**

Freehold

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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 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



GROUND FLOOR

Energy Efficiency Rating	
Current	Potential
Why energy efficient - lower running costs 92-100 A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-10 G	
38	53
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC	

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



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