



Marlow Holyford Lane



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Colyford, Colyton, EX24 6HW

What3Words: ///cheer.limped.reflected

An idyllic country home on the edge of Colyford, combining rural charm with easy access to the Jurassic Coast.

- 4/5 Bedrooms
- Open plan Kitchen/dining room
- Beautiful Gardens
- Countryside Views & Sea Glimpses
- Freehold
- Sitting Room with feature fireplace
- Substantial Sun Room
- Double Garage And Driveway
- Accessible to Colyton Grammar School
- Council Tax Band F

Guide Price £925,000

**SITUATION:** Enjoying a tranquil and tucked away position on a no-through road, Marlow is an impressive detached family home on the edge of the sought-after village of Colyford. The village offers a strong sense of community alongside everyday amenities including two pubs, a café, post office/general store, butcher, church and village hall. Just a mile away, the historic town of Colyton provides a wider range of independent shops, eateries and recreational facilities. Ideally placed between countryside and coast, the property is within easy reach of the Jurassic Coast, with Lyme Regis, Seaton and Beer all close by. Nearby Holyford Woods and Seaton Wetlands offer excellent opportunities for walking and wildlife, while good road and rail links connect to Exeter and London Waterloo, via Axminster.

**DESCRIPTION:** The spacious accommodation is centred around a superb open plan kitchen/dining room with a cosy snug and doors opening onto a raised deck. There is a characterful sitting room with woodburner and double doors. The sunroom adjoins the dining room providing additional living space, also complemented by a study/fifth bedroom, generous utility room and ground floor shower room.

There are four well proportioned double aspect bedrooms enjoying a pleasant outlook, with countryside views and some with distant glimpses of the sea. The principal bedroom benefits from an en suite and built-in storage, while a well appointed family bathroom serves the remaining rooms.

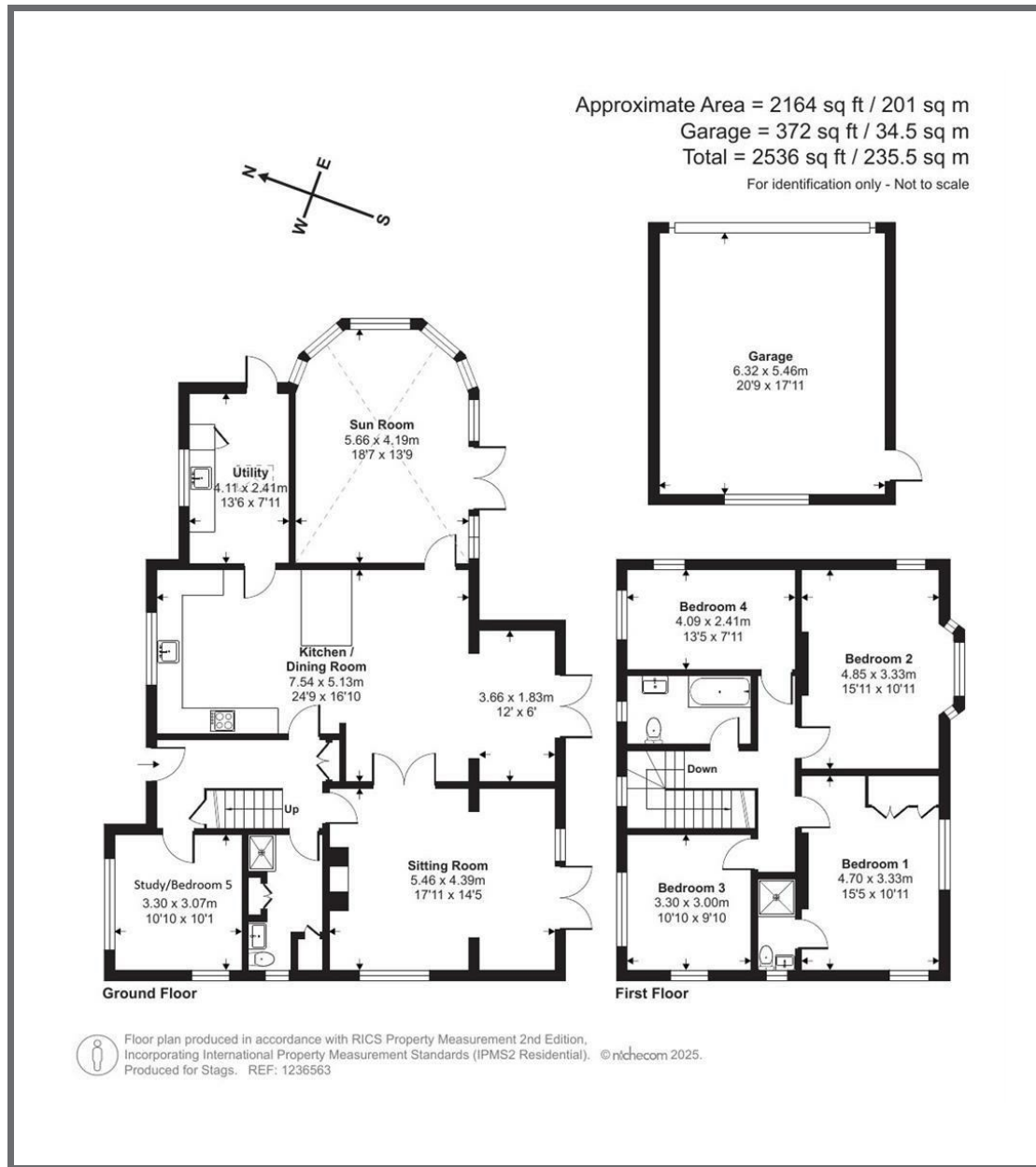
**OUTSIDE:** The property is set within wraparound gardens, predominantly laid to lawn, with elevated terraces providing an ideal setting for outdoor dining and entertaining. A gated gravel driveway offers ample parking and access to a large detached double garage with light and power.

**SERVICES:** Mains electricity and water. Private drainage (septic tank, not tested). Oil-fired central heating. Standard and Superfast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02. (Ofcom)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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