



Langtons



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Kilmington, Axminster, Devon, EX13 7ST

What3Words: ///decrease.blackbird.cricket

A spacious family home with south facing garden and generous parking

- Double Garage and Driveway
- South Facing Garden
- Freehold
- Open Plan Kitchen Diner
- Wood Burner
- Council Tax Band F

Guide Price £695,000

SITUATION

Kilmington has a lovely community with an array of facilities, clubs and events including two pubs, and two churches, renowned primary school, cricket pitch, tennis court, garage with shop and popular Millers Farm shop. The village has a bus service to the nearby market town of Axminster with a mainline station to London. A range of educational facilities are in the area including the renowned Colyton Grammar school around 4 miles away.

DESCRIPTION

The front door opens into a practical boot room. From here is an open-plan kitchen/dining room, forming part of an extension completed approximately 11 years ago. The living room features a wood-burning stove. There is a flexible ground floor room currently used as a playroom, suitable also as a study or fifth bedroom. Further accommodation includes a cloakroom and a utility room with separate external access. Internal access leads to the double garage, with boarded loft storage above.

On the first floor the principal suite includes a dressing room with built-in storage, a south-facing balcony and an en suite bathroom, finished in 2021. There are also three further double bedrooms, two with built-in storage, served by a family shower room. A storage cupboard and access to the loft with built in ladder completes the first floor.

OUTSIDE

The property is accessed via gated driveway, with parking for three cars, plus a double garage. To the front of the house is a lawned garden.

The property benefits from a south-facing rear garden, predominantly laid to lawn and backing onto open fields, with a patio area adjoining the house. There is outside access along the side of the property. There is also a recently installed office, accessed from the garden.

SERVICES

All mains services connected. Oil fired central heating. Log burner.

Ultrafast broadband available. Mobile signal with all major networks (Ofcom, 2026).





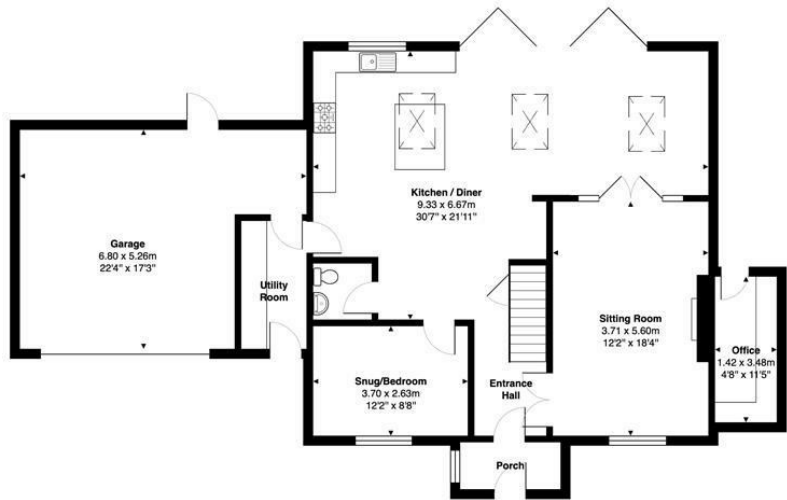
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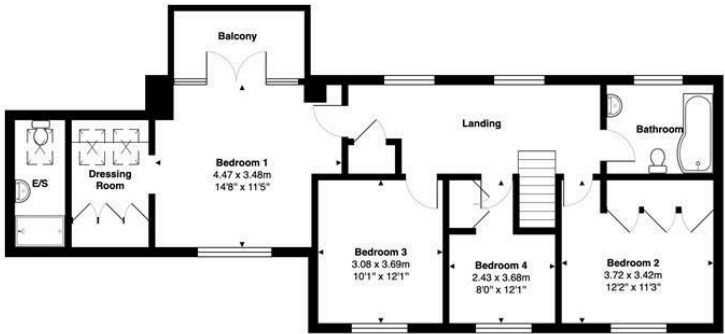
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Ground Floor
Area: 132.6 m² ... 1427 ft²



First Floor
Area: 84.8 m² ... 913 ft²

Total Area: 217.4 m² ... 2340 ft²

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.



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