



Symonds
& Sampson

2 Clarence Cottages

Membury, Devon

2 Clarence Cottages

Membury
Devon EX13 7TF

A spacious four double bedroom village property welcomed to the market with the benefit of no onward chain and elevated views across Membury and the surrounding countryside.



- Attractive facade
- Village setting
- Four double bedrooms
 - Two bathrooms
- Open plan kitchen/family room
 - Enclosed garden
 - Garage & parking

Guide Price **£499,950**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

This attractive modern residence was completed some 15 years ago and forms part of a small courtyard setting, in an elevated position, overlooking the main village centre of Membury. The property is constructed of part rendered elevations with stone facing under a traditional slate tiled roof. 2 Clarence Cottages is well equipped for contemporary living with spacious room sizes, large kitchen/family room and is welcomed to the market in excellent decorative condition. There is extensive double glazing as well as an oil fired central heating system. Of particular note are the splendid countryside views which can be enjoyed from the majority of the well planned accommodation.

ACCOMMODATION

To the front of the cottage is a good size entrance hall with downstairs cloakroom and storage cupboard housing the boiler. The whole of the reception space and kitchen spans the full width of the property and makes for a light and airy environment which is currently sectioned into three distinctive areas. The kitchen is fitted with a classic cottage style kitchen incorporating cream units with contrasting work surfacing, integrated appliances and a free standing range style cooker. This fully tiled area also provides ample space for a dining table. From the main dining area stairs lead to the first floor with a dual sided wood burning stove,

shared with the sitting room providing a delightful focal point. The sitting room enjoys a lovely triple aspect with double doors leading out to the garden. To the first floor are four double bedrooms with an ensuite shower room to the master bedroom and a smart family bathroom featuring a roll top bath.

OUTSIDE

From the lane side a shared gravelled driveway with the neighbouring properties leads to a private parking area and garage. The main garden to the property is to the front of the house and is lawned with a patio seating area with laurel hedging providing a good degree of privacy. To the sides and rear is a further area of garden bounded by post and rail fencing.

SITUATION

Membury has an active local community based around the village hall, church and primary school. The village lies within the Blackdown Hills Area of Outstanding Natural Beauty, 4 miles north west of Axminster and 7 miles from Chard. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and independent retailers, doctor surgery and dentists. There is a well supported country produce market held in Trinity Square every Thursday. The beautiful Axe Valley

with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster train station that is on the direct line to London Waterloo to Exeter line.

DIRECTIONS

What3Words
///wage.darling.ferried

SERVICES

Mains electric, water and drainage.
Broadband : Superfast available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616
Council Tax Band: E

MATERIAL INFORMATION

The property is at very low risk from flooding from rivers and seas, and surface water. Clarence House and cottages share the upkeep of the private driveway.

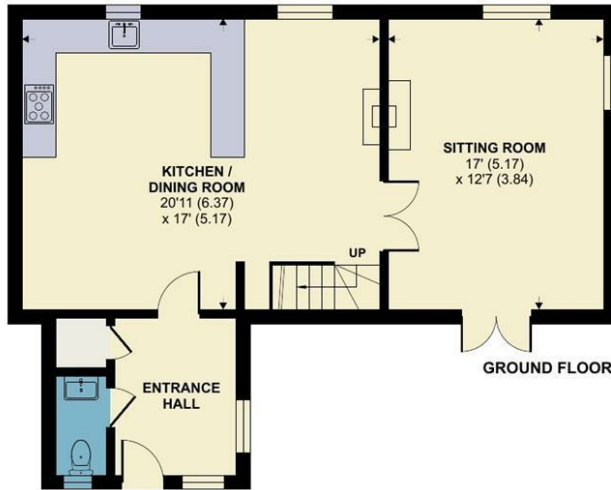
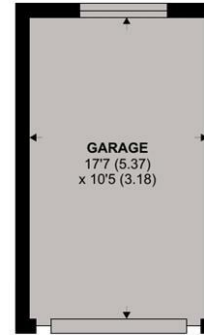


Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon value)			
A	1-10		
B	11-15		
C	16-20	63	69
D	21-25		
E	26-30		
F	31-35		
G	36-45		
Very energy inefficient (highest carbon value)			
England & Wales			
EPC Directive 2002/91/EC			



Clarence Cottages, Membury, Axminster

Approximate Area = 1356 sq ft / 125.9 sq m
 Garage = 184 sq ft / 17 sq m
 Total = 1540 sq ft / 142.9 sq m
 For identification only - Not to scale



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: 1356059



Axm/RS/12.9.25



01297 33122

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



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