



Symonds
& Sampson

Heathfield

Charmouth Road, Axminster, Devon

Heathfield

Charmouth Road
Axminster
Devon EX13 5SZ

A substantial detached chalet style bungalow set in established garden of 0.66 acres (0.27ha), offering versatile accommodation just four miles inland from the Jurassic coastline.



- Individual detached property
- Spacious & flexible accommodation
- Surrounded by large & level gardens
- Living room with multi fuel stove
- Two downstairs bedrooms (1 en-suite)
 - Three first floor bedrooms
 - Two bathrooms
- Detached single garage
- Oil fired central heating

Guide Price **£640,000**

Freehold

Axminster Sales
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THE PROPERTY

Heathfield is a sizable individual dwelling set off the Charmouth Road in beautiful level gardens and grounds. Understood to have been originally constructed during the 1950's, this now spacious property befitting from a two-storey extension as well as a loft conversion in the early 2000's. The overall footprint of the accommodation measures close to 3000 sq ft over two floors. There is even a two-bedroom static home located within the grounds. The property offers a great overall space for larger families or prospective buyers with dependants or searching to create a suitable arrangement multi-generational living.

ACCOMMODATION

The extended accommodation briefly comprises entrance porch, kitchen and utility room, dining room, uPVC double glazed conservatory, large L-shaped lounge with wood-burning stove and study. There are two ground floor bedrooms, one with an en-suite shower room and a separate bathroom. On the first floor the master bedroom has a large walk-in wardrobe (suitable to be converted to en-suite) and balcony with views over the garden and towards the Axe Valley. There are two further bedrooms and an additional bathroom.

OUTSIDE

From Charmouth Road a gravelled driveway leads up to a parking and turning area, along with the garage. There are two timber sheds providing additional storage. To the front of the property, adjacent to the conservatory is a paved patio and front lawn bordered by a stone wall. Gardens extend to either side of the property with a small wooded area and pathway opening to extensive level lawn enclosed by hedge borders and boundaries. To the rear of the garden there is a productive vegetable garden with apple trees and greenhouse. The static caravan is positioned to the left hand side of the property and is included within the sale price.

SITUATION

Charmouth Road is located in the favoured residential area of Raymonds Hill area less than 3 miles from Axminster town centre and 4 miles inland from Lyme Regis. The famous Jurassic coastline of Lyme Regis a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, convenience stores, and a number of restaurants and hotels, a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families, the harbour, popular with anglers and those keen on deep sea fishing trips, the sailing and power boat clubs. Axminster is

a country town on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of shops including supermarkets, plus schools, churches and a main line railway station on the Exeter to Waterloo line. A well supported fresh produce market is held every Thursday in Trinity Square.

DIRECTIONS

What3Words
///troll.notifying.collect

SERVICES

Mains electric, water and drainage.
Broadband : Ultrafast broadband is 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 District Council. Tel : 01404 515616
Council Tax Band F

MATERIAL INFORMATION

The area around the property is at low risk from flooding from rivers and seas, and medium risk from surface water.



| Energy Efficiency Rating | | Current | Target |
|--|---|-------------------------|--------|
| Very energy efficient - lowest carbon score | A | | |
| Energy efficient | B | | |
| Decent | C | 64 | 73 |
| Needs improvement | D | | |
| Below average | E | | |
| Energy inefficient | F | | |
| Very energy inefficient - highest carbon score | G | | |
| England & Wales | | EU Directive 2002/91/EC | |

Heathfield, Charmouth Road, Axminster

Approximate Area = 2361 sq ft / 219.3 sq m

Limited Use Area(s) = 68 sq ft / 6.3 sq m

Garage = 147 sq ft / 13.6 sq m

Outbuildings = 165 sq ft / 15.3 sq m

Total = 2741 sq ft / 254.5 sq m

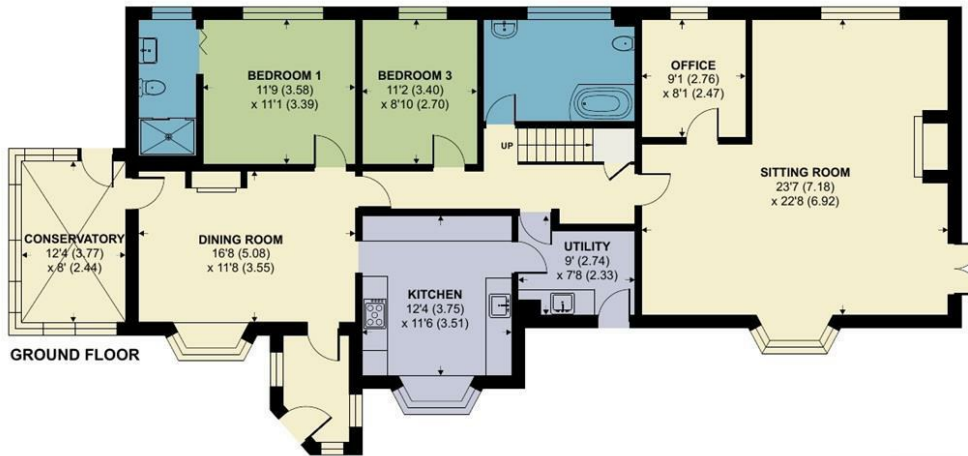
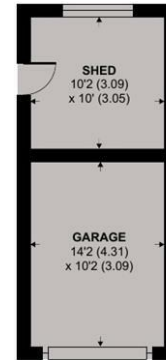
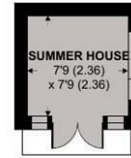
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Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1448092



Axm/RS/7.5.26



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