



1 Jubilee Green



# 1 Jubilee Green

Kilmington, Axminster, EX13 7NU

What3Words: ///fatherly.pods.crash

A modern detached house with flexible split-level accommodation, garden, parking and car port, quietly tucked away and close to the village centre

- Contemporary Family Home
- Four Bedrooms
- Driveway Parking
- Car Port
- Spacious Living Room
- Kitchen/ Breakfast Room
- Village Location
- Patio and Garden
- Freehold
- Council Tax Band F

## Guide Price £700,000

### SITUATION

Situated in the desirable village of Kilmington, 1 Jubilee Green enjoys a tucked away spot close to the local churches, popular Millers Farm shop, village pub and primary school. Axminster is conveniently less than 2 miles away, providing direct rail links to Exeter, London, and further afield. Both the M5 and A303 are easily accessible. The highly regarded Colyton Grammar school and the Jurassic Coast are both close by.

### DESCRIPTION

The welcoming entrance hall gives access to upper and lower levels, along with the dining room, kitchen and utility room. The kitchen and dining room are partly open plan, with doors leading out to the garden, while a practical boot room provides further external access. A spacious utility room offers excellent storage and laundry space and could also serve as a home office. At the lower level is a generous family living room with multi-fuel stove and attractive garden outlook. Bedroom accommodation is arranged over two upper levels, with two double bedrooms on the first level, and a family bathroom together with two en-suite bedrooms above. The principal bedroom benefits from a dressing area and en-suite bathroom, while the guest bedroom offers built-in wardrobes and en-suite shower room. In all, the property offers over 2,000 sq ft of well-presented accommodation, with oil-fired central heating and double glazing throughout.

### OUTSIDE

The property is approached via a gated gravel driveway with right of way for a neighbour, providing parking for three vehicles and access to a large car port with power, lighting and rear enclosure, creating a secure garden beyond. Wrap-around gardens lie to three sides of the house. The front garden is level and enclosed, mainly laid to lawn with shrub borders, continuing around to the side where vegetable beds, a greenhouse and timber shed are located. Steps and terraces lead to the boot room and on to the rear garden, where a large, private patio provides an ideal entertaining space. Beyond, the garden rises with well-designed planted terraces, additional greenhouse and discreetly positioned oil tank, creating an attractive and secluded outdoor setting.

### SERVICES

Mains electricity, drainage and water (metered). Oil fired central heating. Outdoor mobile signal with all major networks. Ultrafast broadband available (Ofcom, 2026).



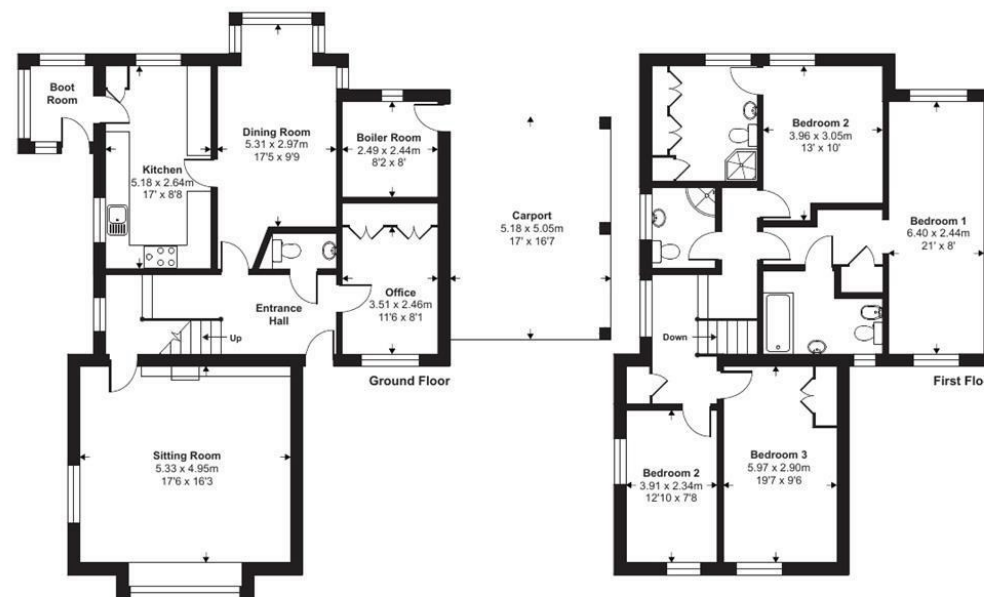


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Approximate Area = 1897 sq ft / 176.2 sq m (excludes carport)

For identification only - Not to scale



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	56	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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