



Symonds
& Sampson

Little Park

Shute Road, Kilminster, Axminster, Devon

Little Park

Shute Road
Kilminster
Axminster
Devon EX13 7ST

An elegant Victorian residence set in an idyllic position offering a great degree of privacy, impressive garaging and established grounds in the region of 1 acre.



- Characterful features
 - Private position
- Favoured village location
- Excellent proportions
 - Large double garage
 - Small paddock
- Beautiful formal gardens
 - No onward chain

Guide Price **£750,000**

Freehold

Axminster Sales
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THE PROPERTY

This handsome property is principally built of mellow stone elevations under a slate tiled roof and has a number of fine character features incorporated within its attractive façade. The accommodation is well planned and adaptable in its arrangement with elegant reception rooms and excellent ceiling heights throughout. Little Park is arranged over three floors and offers in excess of 3000 sq ft of floor space along with beautiful countryside views from the upper floors. The original double fronted layout has been greatly extended over the years. Despite being in need of some general repair and updating all three of the property's bathrooms have been remodelled featuring contemporary styling, while the well equipped kitchen includes an Aga and granite work surfacing. Little Park is a distinctive and impressive country home which certainly merits personal inspection to appreciate the location and the scale of potential on offer.

ACCOMMODATION

The scale of the accommodation becomes apparent on entering Little Park where you are greeted by a spacious reception hall, believed to have been one of the original reception rooms to the house this space provides an impressive multi purpose room with tiled flooring. To your left is the main reception room, enjoying a dual aspect which is further enhanced by a deep bay window overlooking the lawned garden. Double doors lead through to the family room and in turn a modern garden room. A formal dining room with woodburning stove adjoins the kitchen and there is additional storage space in the form of a scullery. A practical lean to boot room adjoins the rear elevation. To the first floor are four bedrooms, three of which include ensuite bathrooms with worthy mention going to the impressive proportions of the master suite which includes a separate dressing room and large bathroom with beautiful outlook towards Shute Hill Woods. Two further bedrooms and cloakroom are located on the second floor.





OUTSIDE

The property is approached from the lane via a gated driveway with high laurel hedging providing an excellent screen. There is a driveway and parking area providing ample parking along with the double garage. To your right is a small vegetable garden, including two greenhouses. The paddock sits beyond this, with a timber framed twin stable block situated in the far corner. It is also worth noting that the paddock has its own gated access from the lane. The paddock also has a selection of mature trees. The majority of the formal garden sit to the front of Little Park, they are bordered by a variety of trees and hedging.

Scattered throughout the gardens is a great selection of Camellias, Rhododendrons and Clematis. A concrete yard sits to the western elevation where you will find the oil tank. The buildings, gardens and grounds measure approximately 1 acre.

SITUATION

Little Park is located on the western fringes of the ever popular village of Kilmington with beautiful East Devon countryside on your doorstep. The village provides an excellent range of local facilities including a primary school, two churches, village hall, cricket pitch and play park,

including tennis courts. There is a petrol station with convenience store, an excellent farm shop and public house. Further information on the village including many of the social events can be found on the website: www.kilmingtonvillage.com. Axminster (2 miles) is a market town on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of independent and national retailers including supermarket, as well as schools, churches and a main line railway station on the Exeter to Waterloo line. The beautiful Axe Valley reaches the sea at Seaton (6 miles) and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles. The renowned Colyton Grammar School is located just under 5 miles away.



DIRECTIONS

What3Words
///escalates.renew.rhino

SERVICES

Mains electric and water. Private drainage and oil fired heating.
Broadband - Ultrafast broadband available
Mobile Network Coverage - There is mobile coverage available in the area. Please refer to Ofcom's website for further details.
Source - Ofcom.org.uk

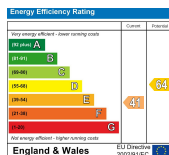
LOCAL AUTHORITY

East Devon District Council. Tel : 01404 515616
Council Tax Band G

MATERIAL INFORMATION

The area around the property is at very low risk of flooding from rivers and seas. We are unable to confirm if the current private drainage system meets current regulations. Our clients are acting as executors and have therefore been unable to confirm any specific details regarding the property.





Shute Road, Axminster, EX13 7ST

Approximate Area = 3257 sq ft / 302.5 sq m

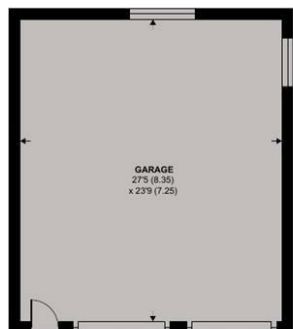
Limited Use Area(s) = 48 sq ft / 4.4 sq m

Garage = 652 sq ft / 60.5 sq m

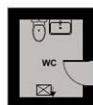
Outbuilding = 42 sq ft / 3.9 sq m

Total = 3999 sq ft / 371.3 sq m

For identification only - Not to scale



GARAGE



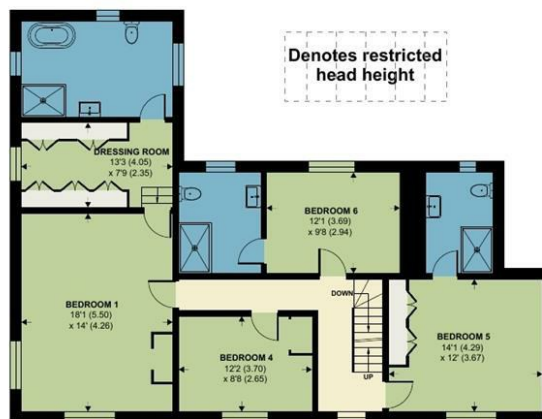
OUTBUILDING



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1415439

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