

STAGS

Springfield Cottage

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Kilmington, Axminster, EX13 7SB

What3Words: ///moon.agreement.shade

A characterful detached cottage with gardens and double garage, situated in the heart of the village.

- Detached Character Cottage
- Three Reception Rooms
- Kitchen
- Gardens and Driveway
- Freehold
- Three Bedrooms
- En Suite and Separate Shower Room
- Double Garage
- No Onward Chain
- Council Tax Band E

£575,000

SITUATION: Nestled in the heart of the village of Kilmington, the property forms part of a collection of attractive period homes which contribute to the charm and character of this welcoming community.
Kilmington offers an excellent range of amenities and an active village life, including a popular village pub, two churches, a highly regarded primary school and Colyton Grammar School is only a few miles away, with a variety of recreational facilities such as a cricket pitch and tennis court. There is also a garage with village shop, while the well-known Millers Farm Shop provides a range of additional services including a café, hairdressers, dog grooming, travel agency and fishmongers.
DESCRIPTION: A charming detached cottage with character features including exposed beams and stonework.
The entrance porch leads into the hall and through to the sitting room, featuring exposed stonework and an inglenook fireplace with woodburning stove and beam over. There is a further snug, which could also serve as a third bedroom.
The kitchen is fitted with a range of units with an integrated oven and space for further appliances, with the dining room/garden room just off the kitchen. The ground floor also benefits from a study and shower room.
On the first floor is the principal bedroom with ensuite bathroom, with a further bedroom which can also be found on the first floor
OUTSIDE: The property is approached through wooden gates which open onto a gravel driveway providing parking, with a double garage situated to one side of the entrance. The gardens are laid predominantly to lawn and are interspersed with a variety of mature shrubs and trees, creating an attractive and established setting. A further outbuilding is located to the rear of the property.
SERVICES: Mains water, mains electricity. Oil fired central heating. Private drainage – Septic tank located in the neighbouring field with rights of way. Standard, Superfast and Ultrafast broadband up to 1,800 Mbps available, mobile signal good outdoors (Ofcom)















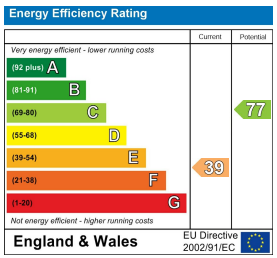




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