





PROPERTY DESCRIPTION

A superb, spacious and impressive five bedroomed chalet style bungalow, constructed to an individual design, and features Cottage style elevations under an interlocking tiled roof, and benefits from ample onsite parking, a double garage, and beautifully landscaped gardens.

The excellent accommodation on the ground floor, features a spacious entrance hall with a cloakroom, a good sized sitting room which has the advantage of a log fire, and is adjacent to the formal dining room. The well fitted kitchen, benefits from an AGA and has a separate utility room. The ground floor also offers the principal bedroom, which has fitted wardrobes and an en-suite shower room. At the rear of the property, is an impressive and substantial conservatory, which has delightful garden views. The first floor has a large galleried landing, which has a useful study area, and opens up to four further bedrooms and a family bathroom.

The gardens and grounds have been impressively landscaped, and offer an excellent degree of privacy, and in addition to the ample onsite parking, there is a detached double garage, greenhouse and garden shed.



FEATURES

- No Onward Chain
- Spacious and Versatile
- Five Bedrooms
- Ground Floor Bedroom with En-Suite
- Super Conservatory
- Impressively Landscaped Gardens
- Double Garage & Ample Onsite Parking
- Double Glazed Windows & Oil Fired Heating
- Idyllic and Private Gardens and Grounds
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

The property has double glazed windows and oil fired central heating.

Ground Floor:

Spacious entrance hall with a door to a cloakroom, stairs to the first floor landing, an under stairs storage cupboard and doors off to the kitchen, the principal bedroom and the living room. From the kitchen, there is access to the utility room and an excellent sized conservatory.

Living room

Dual aspect, with a large picture window to front and two windows to side. Two radiators. Stylishly fitted log burner. Coved ceiling. Double glazed doors into the formal dining room.

Dining room

Dual aspect window to side and double doors to rear providing access to the gardens. Radiator. Exposed brick fireplace. Coved ceiling.

Kitchen/ Breakfast Room

Large picture window to rear overlooking gardens. Hatch to dining room. Exposed ceiling beams. The kitchen has been fitted to two sides with a range of matching wall and base units, fitted with an Aga. Space and plumbing for dishwasher. Space for under counter fridge. Inset four ring electric hob. Door to utility room.

Utility room

Window to side giving attractive garden views. Door to conservatory. Coved ceiling. Oil fired boiler for central heating and hot water. Drayton wall mounted Programmer. The utility room has been fitted with a short run of work surface with inset single bowl stainless steel sink and drainer with chrome taps with cupboards beneath including space and planning for washing machine, and space for under counter fridge and freezer. Stable door to conservatory.

Conservatory

A substantial conservatory glazed to three sides with a glazed door to the side together with double doors to rear, giving attractive garden views.

Bedroom One

Window to front. Coved ceiling. Double doors to built-in wardrobe with a shelf and a hanging rail. Door to a separate shelved cupboard. Two radiators. Door to en-suite shower room.

En-suite shower room

Obscure glazed window to side. The en-suite has been fitted with a walk-in shower with full tiling and handrail with a sliding glazed door. Good range of vanity units with a built-in wash hand basin with chrome mixer tap, and a close coupled WC. Chrome ladder style towel rail.

First Floor

Good sized galleried landing, with a window to the front providing pleasing garden views, and a useful space which could be a study or reading area. Exposed ceiling beams. Hatch to roof space. Window to front giving pleasing outward countryside views. Door to airing cupboard.

Doors off to four bedrooms, and a family bathroom, which has been fitted with an older style suite.

Outside

Impressively landscaped front, side and rear gardens, with the side garden having an area of lawn and patio accessed from the dining room, with a timber gate providing access to the side and leading back round to the front of the property and the parking area.

The rear garden benefits from a greenhouse, a shed, a feature pond, and areas of lawn and patio. By the double garage, there is a path providing access to a side garden with a useful storage shed and access to a lovely stream and a further storage area.

The gardens and grounds offer a good degree of privacy, and a lovely setting for outside entertaining and al fresco dining.

Detached Double Garage

Door to side, providing access to the gardens. Electric up and over door. Light and power.

Council Tax

East Devon District Council; Tax Band F. - Payable 2024/25: £3,455.24 per annum.

Musbury (Axminster)

The beautiful market town of Axminster is set on the River Axe within the East Devon Area of Outstanding Natural Beauty, and is filled with traditional charm and character. With its quaint villages and unspoilt countryside, and just a few miles inland from the Jurassic Coast World Heritage Site, Axminster is the perfect place to unwind and get back to nature.

With excellent rail links to London and Exeter, Axminster is a very popular town, with the best of Devon and Dorset on its doorstep.

Disclaimer

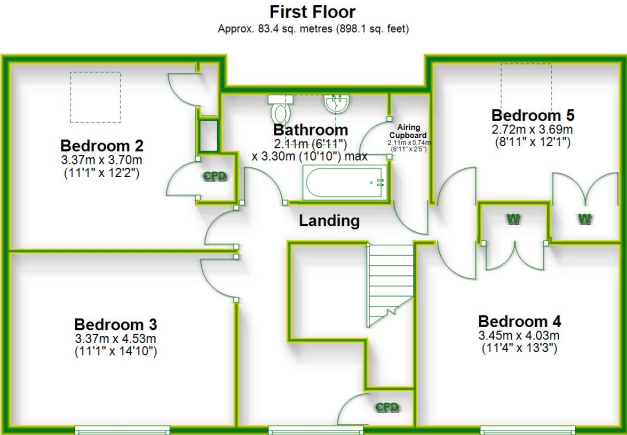
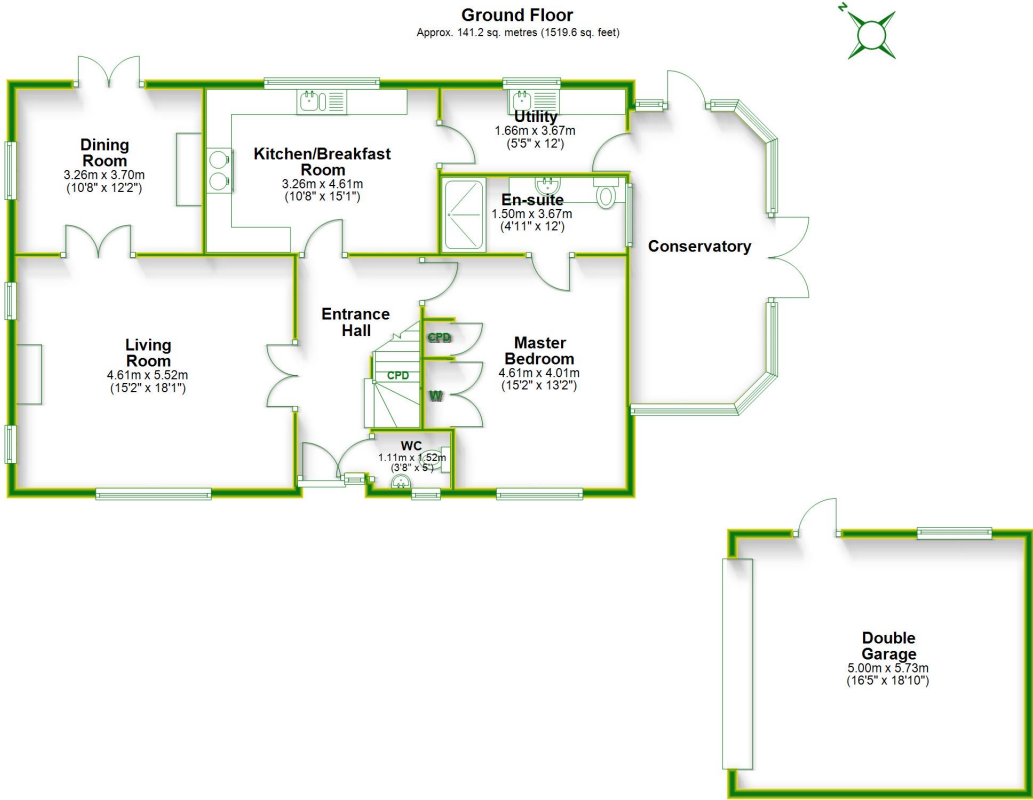
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195
Client Money Protection provided by Propertymark: C0124251



Total area: approx. 224.6 sq. metres (2417.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epc solutions.co.uk
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	