



Riverside



Axminster train station 0.8 miles; Honiton 10 miles; Lyme Regis 6 miles; Bridport 13 miles

An exceptionally well-presented home occupying a private and secluded location within easy reach of local amenities and communication links

- 4 Bedroom family home
- 3 reception rooms
- Kitchen / Breakfast room
- Large double garage with potential for annex (STPP)
- Several parking spaces
- Large level gardens
- Outdoor pub

SITUATION

This well-presented family home enjoys an excellent location close to the centre of the thriving market town of Axminster. Axminster benefits from a wide range of amenities with schooling, recreational facilities and shopping from a Tesco superstore to independent shops including River Cottage Deli and Canteen and weekly street market.

Axminster is within 5 miles of Colyton and the renowned Colyton Grammar School. The three county towns of Exeter, Taunton and Dorchester are within easy distance. The south coast is nearby at Lyme Regis, Seaton, Beer and Branscombe close to three AONBs

There is a main line station on the London Waterloo line and good road connections to the M5 and M3 via the A35 and A303.

ACCOMMODATION

Front door leads into an entrance porch with double doors through to the impressive reception hall. There is an attractive herringbone design wood block hardwood flooring and access to downstairs cloakroom. The kitchen / breakfast room has been tastefully modernised with a comprehensive range of base and wall units complete with black granite worktops and 24 bottle wine cupboard. The island unit increases work surface space for both cooking and entertaining. Integrated appliances include induction hob with extractor above, eye level double oven, fridge and dishwasher. There is space for a small sofa for lounging and also a dining table. Sliding patio doors lead outside. The utility room provides ample space for fridge and freezers, plumbing and space for washing machine and base level units with sink. The extended living room is an excellent size with hardwood flooring and large patio doors leading outside with beautiful views across the gardens and beyond to the countryside. The fireplace creates a delightful focal point in the room. The smaller sitting room provides a more cosy and snug environment with log burner and wonderful bow windows. The study allows a great space for one to work from home in a comfortable and relaxing environment with large windows overlooking the rear garden.

To the first floor there is the principal bedroom with en-suite and walk in wardrobe, a further 3 bedrooms and a family bathroom. All bedrooms are of an excellent size with 3 of the 4 bedrooms benefiting from built in storage space. The family bathroom is extremely well-fitted with modern grey tiled walls and flooring. Bath tub, hand wash basin, WC and large walk in shower tray with rainforest shower. The en-suite is equally well-fitted in a

similar style with WC, hand wash basin and large walk in shower with rainforest shower. Underfloor heating to family bathroom and en-suite.

OUTSIDE

Approached via Willhay Lane onto a sweeping tarmac driveway that opens up to a parking area for several vehicles and access to the double garage. Laid predominantly to level lawn, the garden extends mainly to the side and front of Riverside and enjoys exceptionally sunny south and west facing aspect with lovely countryside views towards Cloakham. The outside patio area has been created to provide a delightful space for outdoor relaxation and al fresco dining. The outdoor pub offers excellent entertainment options as well as the potential for home office or playroom. To the rear of the property it is mostly paved with a small area of lawn featuring a well established fish pond.

The double garage is a superb asset currently providing ample storage space and a separate enclosed store / office area. There is light, power and plumbing with a small gardener's cloakroom. This great space could also be converted into a large annex, either one or two storeys, subject to the necessary consents.

SERVICES

All mains services connected. Gas fired central heating.

DIRECTIONS

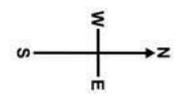
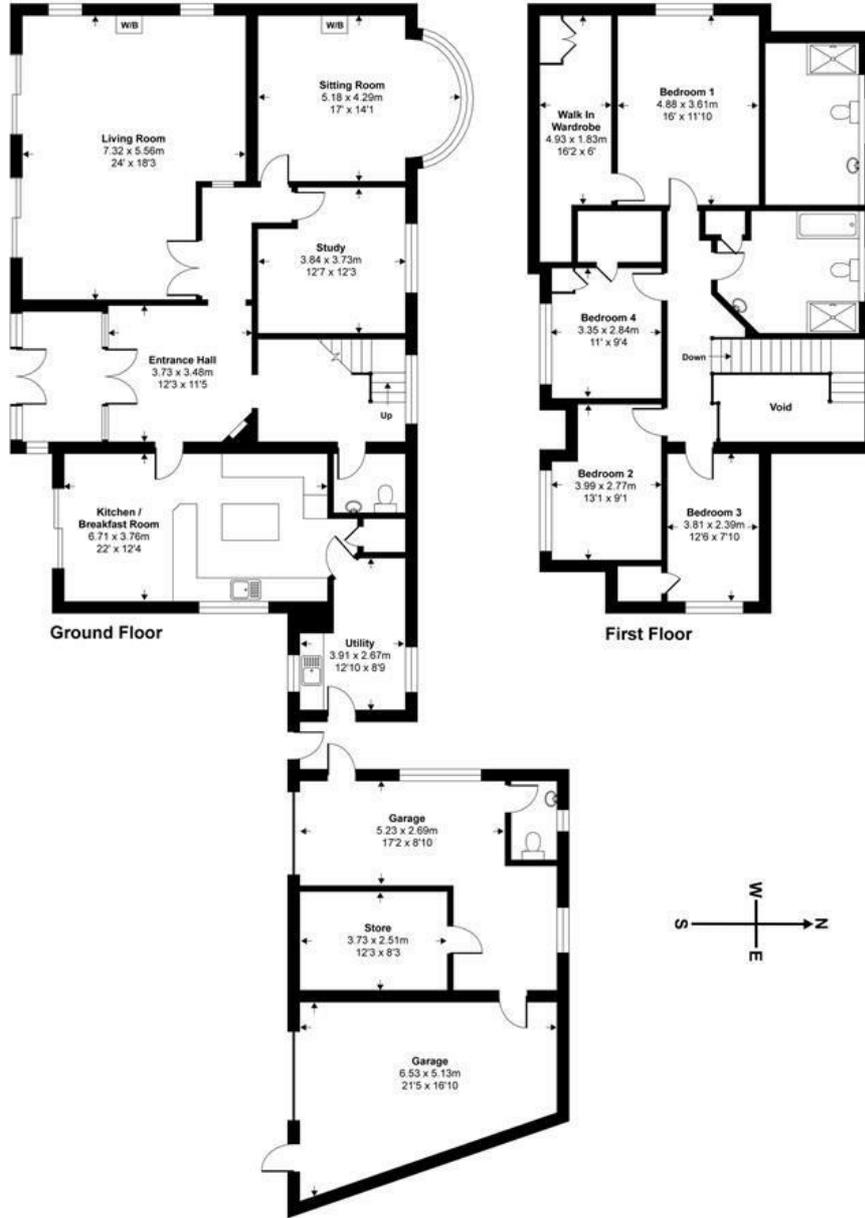
From the roundabout by the Tesco's petrol filling station proceed through the Town centre passing The Minster Church on the right-hand side, turn left in front of The George Hotel and immediately left again into Castle Hill, take the first turning right into North Street, proceed to the far end of North Street and upon entering Willhay Lane, Riverside is the first private driveway on the left-hand side, upon entering bear right into Riverside.

Offers In Excess Of
£550,000



Approximate Area = 3414 sq ft / 317.1 sq m (includes garages and excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2021. Produced for Stags. REF: 738608

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-78) C	(55-68) D
(49-54) E	(29-38) F	(1-16) G	
Net energy-related - higher scoring coats		EU Directive 2002/91/EC	79
England & Wales			68