



Langtons



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Kilmington, Axminster, Devon, EX13 7ST

What3Words: ///decrease.blackbird.cricket

## A spacious family home with south facing garden and generous parking

- Double Garage and Driveway
- South Facing Garden
- Freehold
- Open Plan Kitchen Diner
- Wood Burner
- Council Tax Band F

Guide Price £695,000

### SITUATION

Kilmington has a lovely community with an array of facilities, clubs and events including two pubs, and two churches, renowned primary school, cricket pitch, tennis court, garage with shop and popular Millers Farm shop. The village has a bus service to the nearby market town of Axminster with a mainline station to London. A range of educational facilities are in the area including the renowned Colyton Grammar school around 4 miles away.

### DESCRIPTION

The front door opens into a practical boot room. From here is an open-plan kitchen/dining room, forming part of an extension completed approximately 11 years ago. The living room features a wood-burning stove. There is a flexible ground floor room currently used as a playroom, suitable also as a study or fifth bedroom. Further accommodation includes a cloakroom and a utility room with separate external access. Internal access leads to the double garage, with boarded loft storage above.

On the first floor the principal suite includes a dressing room with built-in storage, a south-facing balcony and an en suite bathroom, finished in 2021. There are also three further double bedrooms, two with built-in storage, served by a family shower room. A storage cupboard and access to the loft with built in ladder completes the first floor.

### OUTSIDE

The property is accessed via gated driveway, with parking for three cars, plus a double garage. To the front of the house is a lawned garden.

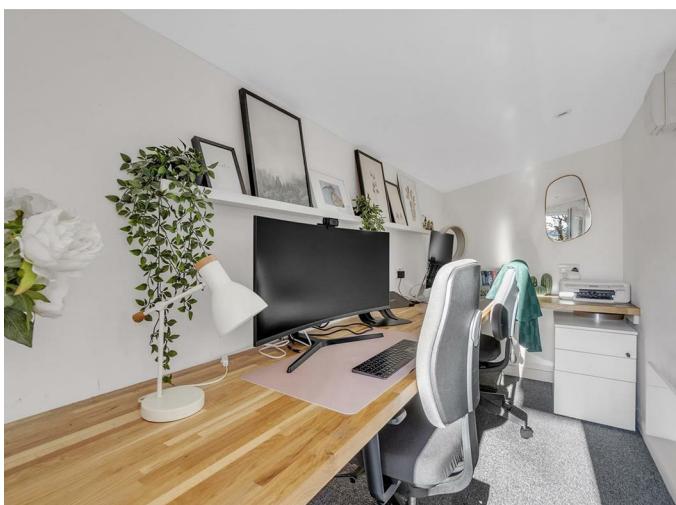
The property benefits from a south-facing rear garden, predominantly laid to lawn and backing onto open fields, with a patio area adjoining the house. There is outside access along the side of the property. There is also a recently installed office, accessed from the garden.

### SERVICES

All mains services connected. Oil fired central heating. Log burner.

Ultrafast broadband available. Mobile signal with all major networks (Ofcom, 2026).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

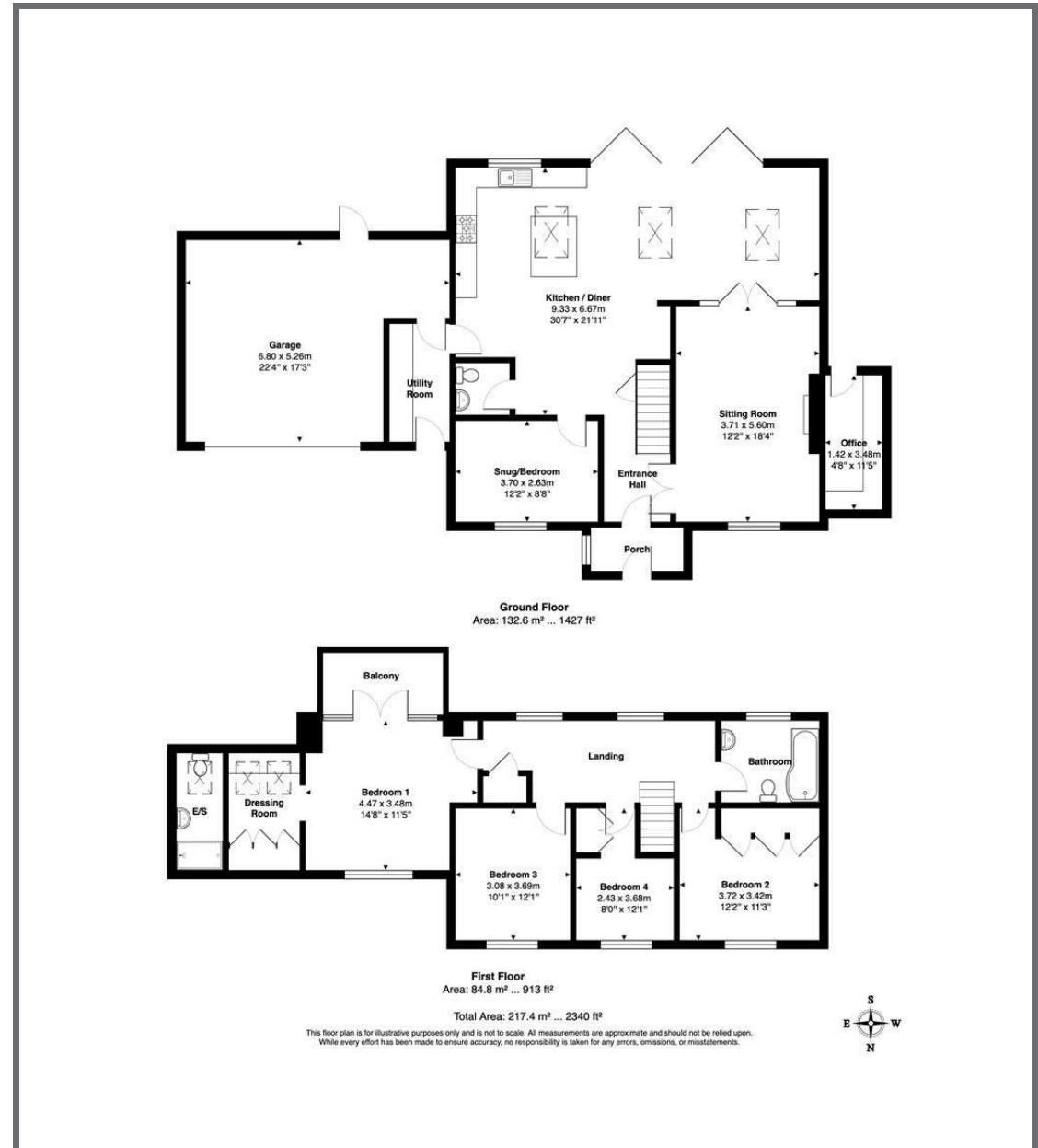


Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-90) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(11-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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