



Fairfax

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Whitford Road, Kilmington, Axminster, Devon, EX13 7RG



Honiton 8 Miles

Axminster 2.5 Miles

M5 (J25/J29) 23 miles

Handsome former rectory situated in this popular village with beautiful grounds

- Bespoke kitchen with Aga
- Superb reception rooms
- 5 bedrooms including principal suite
- Attractive gardens and grounds
- Ample parking and detached double garage
- Nearby primary and secondary schooling
- In total extending to 0.9 acre

Guide price £799,950



SITUATION

Kilmington is a popular village with a thriving community on the edge of the East Devon AONB. The village is home to an array of facilities including pubs, churches, primary school and Millers Farm shop, whilst benefitting from a bus service to Honiton, Exeter and Axminster and easy access to the A30. The village is close to the renowned Colyton Grammar School.

Axminster provides day to day amenities, along with a station on the Exeter to London Waterloo line and good road connections to the A303. M5 Motorway connections at Taunton and Exeter, both benefiting from a main line station on the London Paddington line. The Jurassic coast at Lyme Regis is an easy drive away.

DESCRIPTION

Situated within established grounds extending to 0.9 acre, Fairfax enjoys a commanding position overlooking the surrounding countryside. Formerly the parish rectory dating back to the 1920's, the current owners have restored this unique property to create the free flowing accommodation, perfect for family life. Much of the charm of the original building has been retained, along with new materials, including inglenooks, exposed floorboards, picture rails and biomass boiler.

From the spacious reception hall, the reception rooms enjoy the beautiful outlook and comprise a sitting and dining room with wood burning stoves on flagstone hearths, along with garden room and a study. The kitchen/breakfast room is fitted with cabinets and drawers under a quartz work surface with an integrated Neff dishwasher and an electric Aga. The ground floor is supported by some excellent service rooms, including a cloakroom and utility

with rear access. The former gardeners WC and store are by the rear entrance providing further storage space.

On the first floor, off the large central landing area, are four double bedrooms, including an impressive spacious principal suite with a well presented en suite bathroom and a family bathroom with a separate cloakroom. Stairs lead from the landing to the second floor comprising bedroom 5 and storage room, along with door opening to the roof terrace providing a fantastic place to enjoy the far-reaching views.

OUTSIDE

The beautiful private grounds are split into various areas, the private pillared entrance leads to the parking and turning area beside a double garage. The gardens have been thoughtfully landscaped to accentuate the adjoining countryside; surrounding the house are more formal planted gardens including a large level area of lawn and mature planted borders, to the north, leading to a wild garden with an area of woodland and wildlife pond. There is an underground tank feeding two water points for the garden.

The detached double garage has a remote roller door with adjoining workshop and is connected with power and light.

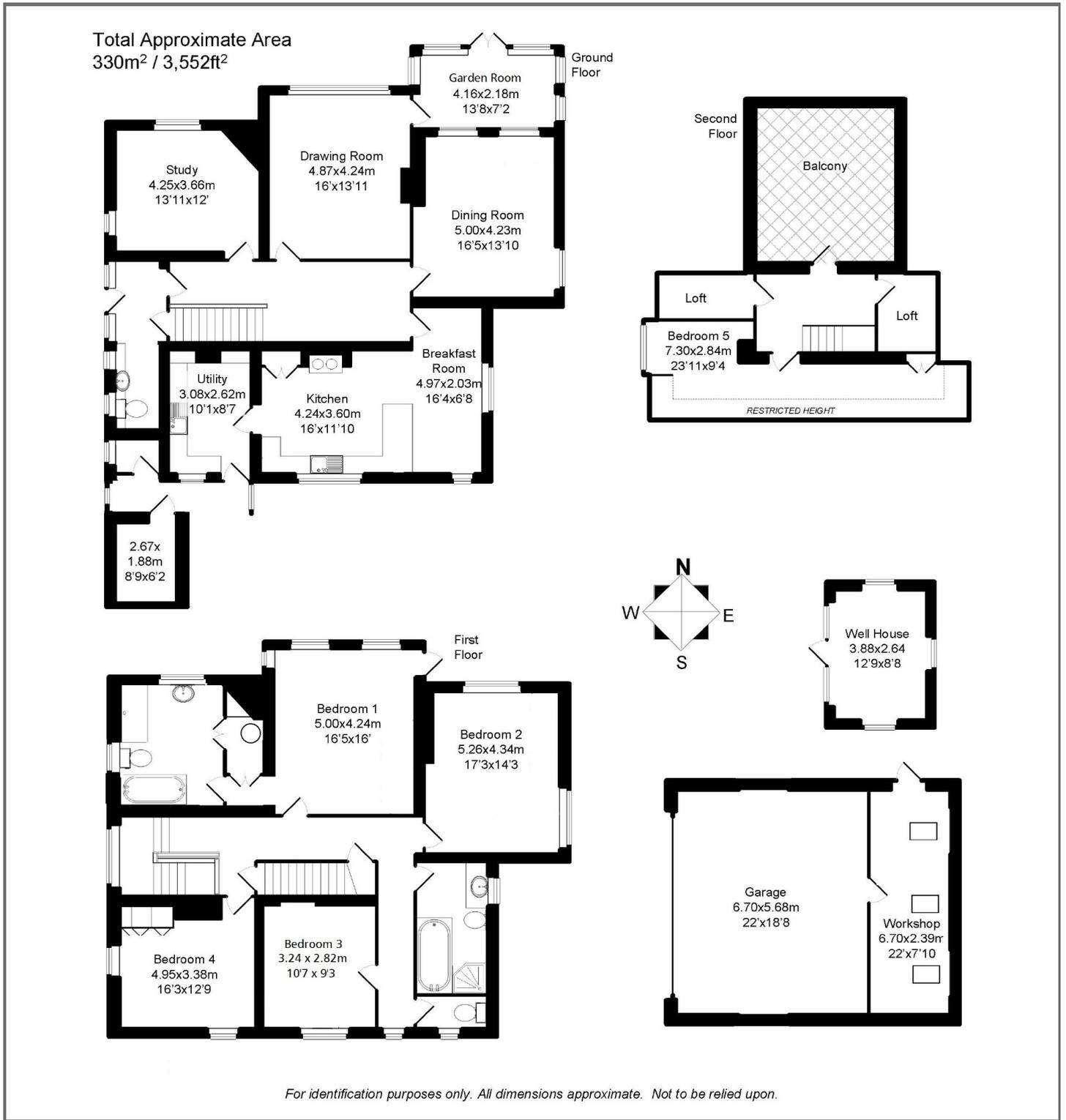
SERVICES

Mains water, electricity and drainage. Biomass boiler.

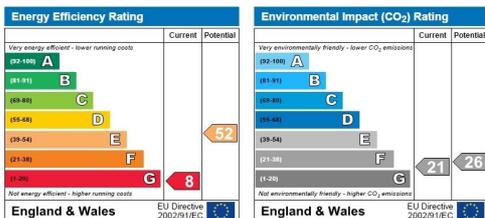
DIRECTIONS

From the A35 proceed into Kilmington along Whitford Road. Continue through the centre of the village and the property will be found on the right hand side, opposite the entrance to the quarry, as you leave the village.





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



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