



The Walnut Tree



# The Walnut Tree

Chardstock, Axminster, EX13 7BN

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A beautifully presented detached bungalow with flexible three-bedroom accommodation, a self-contained annexe and generous living space, set in a desirable village location. Enjoying landscaped south-facing gardens, ample parking with carport and workshop, and offered with no onward chain.

- Detached three-bedroom bungalow
- Self-contained one-bedroom annexe
- Three reception rooms plus study
- Garden room with vaulted ceiling
- Modern kitchen with adjoining utility
- Principal bedroom with en-suite utility
- Landscaped south-facing gardens
- Double carport with workshop
- Freehold
- No onward chain

Guide Price £630,000

## SITUATION

The Walnut Tree is set along a private shared lane just off the centre of this attractive village, enjoying a slightly elevated position with views across the surrounding rooftops and towards the tower of St Andrew's Church. The location offers a balance of privacy and convenience, with local amenities within easy reach.

The area provides a range of everyday facilities, while further shopping, leisure and schooling options can be found in nearby towns. The surrounding countryside offers opportunities for walking and outdoor pursuits, making this a well-placed home.



## DESCRIPTION

The Walnut Tree is an individual detached bungalow constructed in 1988, built of Purbeck stone with part rendered elevations under a pitched roof. The property offers well-proportioned and versatile single-storey accommodation extending to approximately 1,700 sq ft, including a self-contained annexe.

The main accommodation is arranged around a central entrance hall. There are three bedrooms and a family bathroom, with the principal bedroom benefitting from fitted wardrobes and a recently updated en-suite shower room. A separate study provides useful additional space for home working.

The kitchen is fitted with a range of modern units and integrated appliances, with space for dining and access to a utility room. The main sitting room features a fireplace and leads through to a spacious garden room with a vaulted ceiling, providing an excellent year-round living space. A separate dining room sits adjacent to the kitchen.

The annexe, converted from the original garage, offers independent accommodation with an open-plan living area, fitted kitchen and shower room, suitable for guests or multi-generational living.

The property has been well maintained and improved in recent years, including a new boiler, updated heating system, replacement glazing, improved insulation and a refitted kitchen and en-suite.

## OUTSIDE

The property stands within a plot of approximately 0.28 acres and enjoys a predominantly southerly aspect. The gardens have been thoughtfully redesigned and include a variety of planted borders, raised beds and areas of lawn, along with a greenhouse.

A gravelled driveway leads to a double carport with adjoining workshop, providing ample parking and storage. Additional access is available to the rear, where there is further lawned garden and access to the annexe.

## SERVICES

Mains electricity and water. LPG gas-fired central heating. Private drainage which has recently been upgraded to comply with current building regulations.

Superfast broadband is available (source: Ofcom).



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.



Approximate Area = 1698 sq ft / 157.7 sq m (excludes void)  
 Outbuilding = 481 sq ft / 44.6 sq m  
 Total = 2179 sq ft / 202.3 sq m  
 For identification only - Not to scale

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2026. Produced for Stags. REF: 1448424

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		53
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	