



Oakwood Lodge, Crewkerne Road, Axminster EX13 5SY

welcome to

Oakwood Lodge, Crewkerne Road, Axminster

Fox & Sons are delighted to bring to the market this enchanting four-bedroom chalet-style detached bungalow, tucked away in the countryside of Raymonds Hill. Offering a truly rare opportunity to embrace rural living at its finest, yet still remaining close to local amenities.

Entrance Porch

Entered via solid wood front door with opaque double glazed panel, inner door leading through to entrance hallway, ceiling light point

Entrance Hallway

Doors leading to subsequent rooms, stairs rising to first floor, built in storage cupboards, radiator, ceiling light point

Lounge

Wooden framed double glazed windows to front and side and rear aspects with views across garden, gas fireplace set within feature brick surround, radiators, night storage radiator, wall light points

Kitchen

Wooden framed double glazed window to rear aspect with views across garden, range of wall and base units with worktop over and tiled splashback, integrated fridge/freezer, integrated dishwasher, mid-height integrated double electric oven (top oven includes grill), ceramic electric hob with cooker hood over, 1.5 drainer sink, space and plumbing for washing machine, cupboard with built in shelving and radiator, ceiling light point

Downstairs Cloakroom

Wooden framed opaque double glazed window to side aspect, low level WC, hand wash basin, tiled walls, ceiling light point

Rear Porch

Wooden door leading to rear patio, built in pantry with wooden framed opaque window to side aspect, ceiling light point

Study/Bedroom 5

Wooden framed double glazed window to side

aspect, radiator, ceiling light point

Bathroom

Wooden framed opaque double glazed window to side aspect, walk in shower, vanity hand wash basin, low level WC, radiator, ceiling light point

Bedroom 1

Wooden framed double glazed windows to front and side aspects, built in wardrobe, radiator, night storage radiator, ceiling light point

Bedroom 3

Wooden framed double glazed window to front aspect, built in wardrobe and shelves, radiator, night storage radiator, ceiling light point

Landing

Doors leading to subsequent rooms, access to attic storage spaces (one area housing wall mounted boiler) and shower room, ceiling light point

Bedroom 2

Wooden framed double glazed window to front aspect, night storage radiator, ceiling light point

Bedroom 4

Wooden framed double glazed window to rear aspect, built in cupboard, night storage radiator, ceiling light points

Garden

The gardens extend to approximately one acre and provide a pleasant mix of lawned areas, mature trees and established planting. Offering a good degree of privacy, the grounds create an attractive setting for the property and enjoy a natural feel throughout the seasons. A number of patio areas are positioned around the garden, providing space for outdoor





seating and entertaining, while the generous plot offers plenty of room for gardening enthusiasts or those looking to further enhance the outdoor space. Overall, the grounds are a notable feature of the property, combining space, privacy and potential in an appealing countryside setting.

Driveway And Parking

Approached via a large driveway, the property enjoys an impressive and practical arrival, with ample off-road parking for multiple vehicles leading to a detached double garage. Whether accommodating family life, visiting guests, or storage for outdoor pursuits, the driveway and garage space provide both convenience and flexibility. The generous parking arrangements enhance the feeling of privacy and exclusivity, while the garage offers secure storage or potential for workshop use, further complementing the property's well-balanced blend of functionality and rural charm.

Location

The bungalow sits in a rural position on the border of the popular Marshwood Vale, close to the beautiful seaside town of Lyme Regis with easy access to Charmouth, Bridport and the historic market town of Axminster. The whole area is designated as an AONB near the spectacular Dorset coast, famed for its UNESCO World Heritage Site status, and is an ideal location for dog walking, cycling, horse riding and other countryside pursuits. There is a mainline station at Axminster with hourly services to London Waterloo, providing excellent rail and road links.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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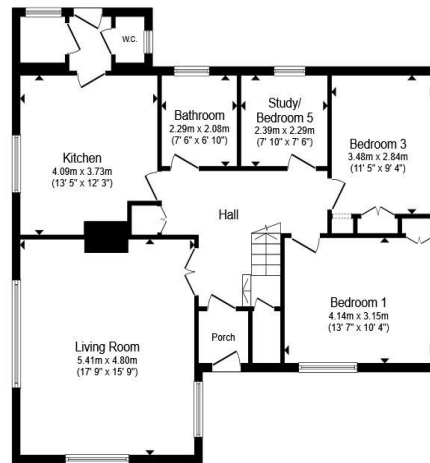
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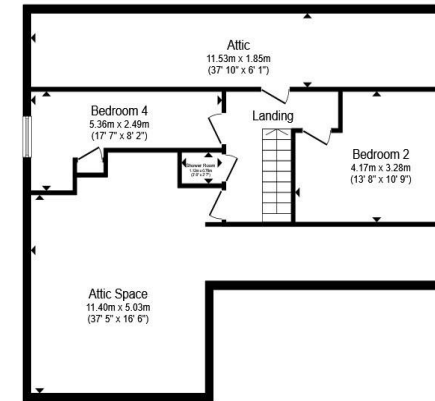
- DETACHED FOUR BEDROOM CHALET BUNGALOW
- SPACIOUS & VERSATILE ACCOMMODATION
- LIGHT FILLED LOUNGE & KITCHEN WITH GARDEN VIEWS
- APPROX ONE ACRE OF NATURAL GROUNDS
- LARGE DRIVEWAY WITH DOUBLE GARAGE

Tenure: Freehold EPC Rating: E
Council Tax Band: E

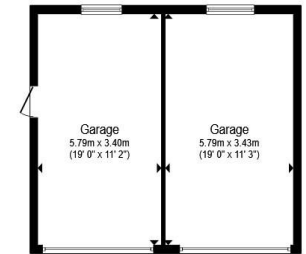
£520,000



Ground Floor



First Floor



Garage

Total floor area 171.9 m² (1,851 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
AXM104706 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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