

Symonds
& Sampson



Hillview

Stockstyle, Chardstock, Axminster, Devon

Hillview

Stockstyle
Chardstock
Axminster
Devon EX13 7DG

A superbly presented 4/5 bedroom chalet bungalow offering stunning gardens, gorgeous panoramic views across East Devon and an additional field measuring 3.26 acres/1.3 ha.



 3.26 acre(s)

- Individual chalet bungalow
 - Five bedrooms
 - Three bathrooms
- Two reception rooms
 - Stunning views
 - Beautiful gardens
 - Additional field
- Council Tax Band E

Guide Price **£755,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Hillview is a truly remarkable property offering over 2500 sq ft of accommodation over two floors, a range of small outbuildings and arguably some of the best views in the area.

Over the last 20 years this 1960's bungalow has benefited from two sizable extensions as well as being extensively modernised during this time. There is a modern oil fired central heating system, extensive double windows and a beautifully remodelled kitchen that was installed at the start of 2022.

ACCOMMODATION

Due to the alternations the current accommodation now has a great deal of flexibility and could suit potential buyers looking for home office space, a growing family or the possibility of ground floor living for an elderly relative. To the ground floor are three well portioned bedrooms including a master suite with en suite shower room, family bathroom with separate shower cubicle and a separate WC. To the western aspect is a delightful triple aspect sitting room with woodburning stove and access through to a double-glazed conservatory. The kitchen includes a wide range of units, space for a dining table and an adjoining utility room providing further storage and space for further white goods. There is also a formal dining room with double doors leading out a South facing patio. To the first floor are two further bedrooms and an en suite shower room. Of note are the views over the gardens and surrounding countryside which can be enjoyed from the majority of the rooms at Hillview.





OUTSIDE

The gardens and grounds of Hillview are equally as impressive as the property. The gardens are a quite simply delightful and have been established after many years of careful design and care. There are numerous seating areas surrounding the southerly and westerly aspects including a raised gazebo overlooking the valley and an ornamental fishpond. The gardens and borders are packed full of all year-round colour along with mature shrubs and trees. Externally the property is well lit and has water connected and a greenhouse.



OUTBUILDINGS & GARAGE

A set of former stone-built barns/stables have been repurposed and now provide plenty of additional covered storage space to include a woodstore, garden store and potting shed. The single garage has an up and over door with driveway and turning area.

PADDOCK/MEADOW

Currently maintained as a wildlife meadow. Enclosed with tree lined banks and mature hedging. Gated access from the lane side. In all about 3.26 acres.

SERVICES

Mains electric and water. Private Drainage.
Broadband: Superfast broadband is available
Mobile network coverage: There is mobile coverage available in the area, please refer to Ofcom's website for further details.
Source- Ofcom.org

LOCAL AUTHORITY

East Devon District Council
Blackdown House, Border Road, Heathpark Industrial Estate,



Honiton, EX14 1EJ.
Tel : 01404 515616.
Council Tax Band: E

SITUATION

Hillview is set in a fine rural position on the outskirts of this picturesque East Devon village. The village of Chardstock local amenities include the post office/stores, parish church and village hall. Chardstock also offers many social clubs, bowls green and cricket club. The village is situated midway between Axminster and Chard both of which offer a good range of amenities, independent shops, chain stores and

supermarkets. Axminster also has a mainline railway station on the Exeter to Waterloo line. The area around the village is popular for walking and riding. The Jurassic heritage coast at Lyme Regis and Seaton is some 10 miles to the south.

Education

Primary schooling at Chardstock, All Saints and Axminster. Secondary schools at The Woodroffe School, the excellent Colyton Grammar School and also Axe Valley Academy in Axminster and Holyrood Academy in Chard. Independent Schools in the area include St Johns at Sidmouth, Perrott Hill at Crewkerne, and the Exeter or Taunton Schools.

MATERIAL INFORMATION

- 1.) The property is at very low risk of flooding from both rivers & seas and surface water. Source- Gov.uk
- 2.) A public footpath runs along the lane side, between the property & the paddock which sits adjacent.
- 3.) We have been advised that the current drainage system does not comply with the current legislation. Prospective purchasers will need to consider the cost of a replacement system within any offers. The sellers have obtained a quotation for a replacement treatment plant for guidance purposes.

Energy Efficiency Rating		Current	Potential
100-100	A	73	73
69-88	B	63	73
55-68	C	63	73
39-54	D	63	73
22-38	E	63	73
1-21	F	63	73
0-21	G	63	73

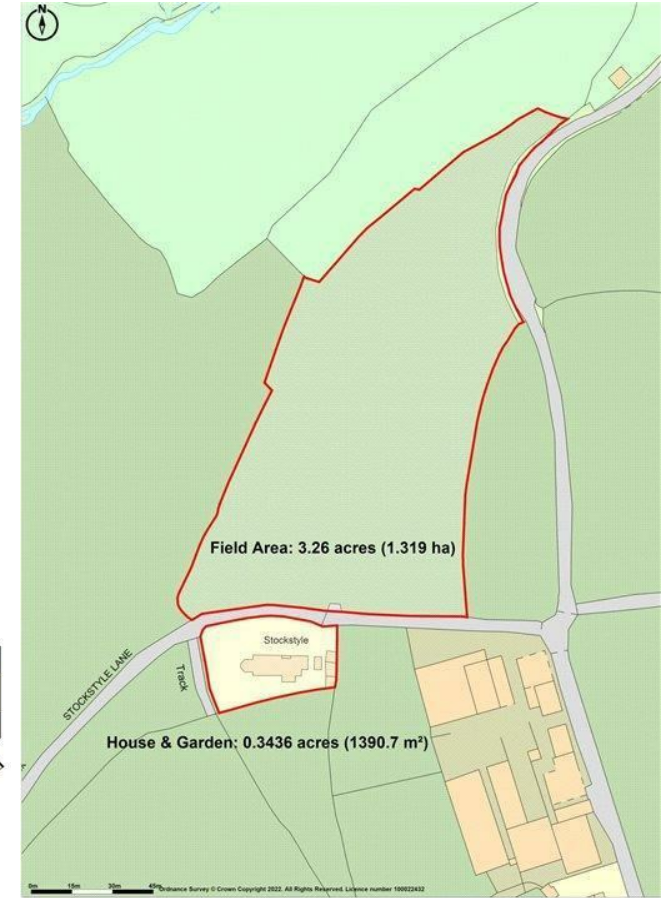
Not energy efficient - Higher running costs
 England & Wales
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Axminster, Devon

Approximate Area = 2657 sq ft / 246.8 sq m (includes garage)
 Limited Use Area(s) = 55 sq ft / 5.1 sq m
 Outbuildings = 466 sq ft / 43.2 sq m
 Total = 3178 sq ft / 295.2 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Symonds & Sampson. REF: 900658



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Axm/JP/18.6.26



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