

Symonds
& Sampson



Oakwood

Shute Road, Kilmington, Axminster, Devon

Oakwood

Shute Road
Kilmington
Axminster
Devon EX13 7ST

Offered for sale with no onward chain, this spacious detached bungalow is set in a 0.5 of an acre gardens in one of East Devon's premier villages.



- Individual detached bungalow
 - Well regarded address
 - Village with amenities
- Good road access to the A35
 - Three double bedrooms
 - Three bathrooms
- Double garage with workshop
 - Oil fired central heating
 - Beautiful gardens

Guide Price **£650,000**

Freehold

Axminster Sales
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THE PROPERTY

With well balanced proportions and a versatile layout, this property offers ample space for family living while remaining easily manageable for those looking to downsize from a larger home. Built during the 1980's with a combination of brick and stone faced elevations this attractive single storey dwelling offers more than meets the eye. Oakwood has been a much loved home for the past two decades, where the current owner has not only improved the original accommodation by adding an additional bedroom, but they have also worked hard to establish the gardens into a delightful outdoor space to be proud of. The property could benefit with some general updating but if you are looking for individual bungalow, well placed for local amenities then look no further.

ACCOMMODATION

On entering through the front door, you are welcomed into a spacious central hallway. The hall is thoughtfully designed with a double cloaks cupboard, separate linen cupboard and doors to all principle rooms. To one side lies three excellent double bedrooms including the master suite which overlooks the attractive gardens and features access to a paved terrace. Both the master and guest bedroom feature en suite facilities. At the rear is the family bathroom. To the front elevation is a spacious dual aspect sitting room, with wood burning stove and patio doors leading out to the private front garden. While the kitchen/dining room is well equipped with a good range of base units, an island, and integrated appliances. The adjoining utility room provides further storage and houses the oil-fired boiler. Integral access to the double garage and the conservatory.

OUTSIDE

From the roadside the bungalow is screened by established laurel hedging with a pillared driveway leading down to the double garage and turning area. The garden is lawned with mature shrubs and trees. The rear garden can be accessed from both side of the property and features a secluded seating area with level lawned gardens flanked by a wide variety of shrubs and perennials. Steps lead down to a small wooded copse (currently overgrown), where you will find a selection of apple trees scattered between native deciduous trees. The gardens and grounds offer a good degree of privacy. In all about 0.5 acre.

SITUATION

Oakwood is located on the western side of the ever popular village of Kilmington with beautiful East Devon countryside on your doorstep and conveniently place for Kilmington Common and Shute Woods. The village provides an excellent range of local facilities including a primary school, two churches, village hall, cricket pitch and play park, including tennis courts. There is a petrol station with convenience store, an excellent farm shop and public house. Further information on the village including many of the social events can be found on the website: www.kilmingtonvillage.com. Axminster (2 miles) is a market town on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of independent and national retailers including supermarket, as well as schools, churches and a main line railway station on the Exeter to Waterloo line. The beautiful Axe Valley reaches the sea at Seaton (6 miles) and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles. The renowned Colyton Grammar School is located just under 5 miles away.

DIRECTIONS

What3Words
///fronted.playfully.survived

SERVICES

Mains electric and water and drainage. Oil fired heating.
Broadband - Ultrafast broadband available
Mobile Network Coverage - There is mobile coverage available in the area. Please refer to Ofcom's website for further details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council.
Tel : 01404 515616
Council Tax Band F

MATERIAL INFORMATION

The area around the property is at very low risk of flooding from rivers and seas.



Energy Efficiency Rating	
Current	Potential
 68 47	
<small>Energy Efficiency - higher rating scale</small> <small>England & Wales</small>	



Oakwood, Shute Road, Kilmington, Axminster

Approximate Area = 2004 sq ft / 186.1 sq m

Garage = 372 sq ft / 34.5 sq m

Total = 2376 sq ft / 220.6 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1483979



Axm/RS/30.6.26



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