



# Green End House

Dalwood, Axminster

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## Green End House is a charming detached five-bedroom home with a paddock, in a picturesque village setting.

A delightful family home with a 2.5 acre field, set in enchanting gardens and offering a wealth of light, attractive accommodation. The property is in a peaceful and idyllic position in the small village of Dalwood, backing onto impressive rural landscapes of the Blackdown Hills, and within easy reach of the Jurassic Coast.



**THREE  
RECEPTION  
ROOMS**



**FIVE  
BEDROOMS**



**FOUR  
BATHROOMS**



**OFF STREET  
PARKING &  
GARAGE**



**GARDEN +  
2.5 ACRE  
PADDOCK**



**FREEHOLD**



**RURAL/  
VILLAGE**



**3,326 SQ FT**



**GUIDE PRICE  
£1,100,000**



### The property

Green End House is a private detached property which offers spacious and comfortable living arranged over two floors. The ground floor has three flexible reception rooms including the well-proportioned sitting room with its stone-built fireplace and south-facing bay window at the front which welcomes plenty of natural light. Double doors open into a garden room with full-height windows and two sets of French doors, providing access to the garden and its splendid views. The 26ft third ground-floor reception is currently used as a home office, but could be utilised as a large drawing room or entertaining space, with its French doors to both the front and rear. The open-plan kitchen and breakfast room has space for a dining table, an alcove window with a window seat, plus farmhouse-style fitted units and an Aga. There is also a utility room for further home storage. One double bedroom can be found on the ground floor with an adjoining shower room, making it ideal for use as a guest bedroom, multi-generational living or potential for letting income.

Upstairs there are a further four double bedrooms, including the principal bedroom with its dressing room and en suite bathroom. Beyond the en suite bathroom there is a store and loft space. Of the three additional bedrooms, one is en suite with extensive built-in wardrobes, while the first floor also has a family bathroom. Each bedroom is dual aspect.

### Outside

The house is situated in a village centre location, backing onto open fields. The pretty garden includes a wealth of established shrubs, hedgerows and flowering perennials, providing plenty of colour, as well as various mature trees. Within this peaceful oasis there are also areas of lawn, paved pathways and patios, providing space for al fresco dining and outside entertainment. A shed offers space for garden storage. At the front, parking is available on the gravel driveway, which also provides access to the single garage. The field to the rear of the property is gently sloping and measures to just over 2.5 acres.



## Location

Green End House occupies a quiet position in the village of Dalwood. Steeped in history, Dalwood has two churches, community-run shop with post office and is home to the popular Tuckers Arms pub, dating back to the 12th century. The village has a large number of clubs and organisations, village hall and a pre-school which is rated good by Ofsted. There is an annual fair granted by royal charter in 1345. The idyllic village is four miles from Axminster and is within the rolling countryside of the Blackdown Hills Area of Outstanding Natural Beauty which is bordered by the East Devon AONB as well as the World Heritage Jurassic Coast. There is excellent walking, riding and cycling direct from the property and for outdoor pursuits, the countryside and coastline provide extensive recreational opportunities.

Axminster, with its mainline station, weekly farmers market and large supermarket is four miles away. The town provides a wide range of facilities including local shops, pubs, restaurants, schools, a small hospital, library, Post Office, GP surgeries, dental surgeries and

a veterinary surgery. Slightly further afield, the lively town of Lyme Regis is just eight miles away with its famous Cobb harbour, extensive recreational and shopping facilities, pubs, restaurants, cafes, and a good range of educational options. Taunton, 20 miles away, as well as the bustling city of Exeter, 24 miles away, provide an even greater number of amenities.

There are excellent schools for boys and girls of all ages in the area including Chard Independent Preparatory School and the outstanding nationally-acclaimed Colyton Grammar School, just six miles away. Other well-known schools within reach include Taunton School, Kings College, Queen's College and King's Hall, Millfield and Wellington.

Communication links are excellent with the A35 providing links to the A30, A303, M5 and A30. There are hourly direct rail services from Axminster to London Waterloo and Exeter, as well a fast service to London Paddington from Taunton. Exeter Airport offers a good range of flights to domestic and European destinations.



## Nearby Stations

- Axminster 4.1 miles
- Taunton 20.0 miles
- Exeter 24.0 miles

## Nearby Schools

- Axminster Community Primary School
- All Saints CofE Primary School
- Axe Valley Secondary Academy
- Colyton Grammar School
- Woodroffe School
- Perrott Hill Boarding School
- Blundells School
- Exeter School
- Maynards School





## Floorplans

Main House internal area 3,326 sq ft (308 sq m)  
 Limited Use internal area 22 sq ft (2 sq m)  
 Outbuilding internal area 200 sq ft (20 sq m)  
 Total internal area 3,548 sq ft (330 sq m)  
 For identification purposes only.

## Directions

EX13 7EJ /// what3words: variously.clays.goes - brings you to the driveway

## General

**Local Authority:** East Devon District council

**Services:** Mains electricity, water and drainage.

Oil fired central heating

**Mobile coverage/broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Council Tax:** Band F

**EPC Rating:** D

**Right of Way:** Please note there is a public bridleway that crosses part of the paddock.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

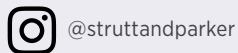
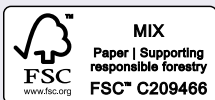
## Exeter

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