



Rest Harrow

Membury, Axminster, Devon. EX13 7AF

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A modern detached, three double bedroom family home with superb grounds and gardens located centrally within the pretty village of Membury

- Entrance porch and a large traditional entrance hall
- Bright and spacious triple aspect sitting room
- Modern kitchen/breakfast room and a utility
- Separate dining and a study
- Ground-floor shower room and a conservatory
- Three double bedrooms and a modern family bathroom
- Pretty established gardens measuring circa 0.37 acres
- Single integral garage and a long driveway
- Wonderful village location

Guide Price £600,000

SITUATION

Rest Harrow is a rare find, offering grounds extending to approximately 0.37 acres, and yet, located in the heart of the pretty village of Membury within the Blackdown Hills Area of Outstanding Natural Beauty.

Membury is a pretty village with a strong community, focussed around its primary school, ancient parish church and Post Office/café once a week making a great meeting place. The market town of Axminster lies approximately 3.5 miles to the south-east and has an extensive range of shops and eateries. It also has a mainline rail link to London (Waterloo).

The World Heritage Coastline, known as the Jurassic Coast at Lyme Bay is some 9 miles to the south and





access to the A303 is approximately 9 miles to the north. The busy market town of Honiton is some 9 miles to the west and also has a good range of shops and mainline rail link to London (Waterloo).

Exeter, the county town, has excellent shopping facilities and a mainline express rail link to London (Paddington), international airport and M5 access and lies some 28 miles west. The well-renowned Colyton Grammar School, one of England's top mixed state schools lies approximately 9 miles away.

THE PROPERTY

Rest Harrow is a lovely modern detached family home that has large and flexible accommodation with the potential of being able to create a separate annexe. The oil centrally heated and newly double-glazed accommodation has a large entrance hall which leads through to the triple aspect sitting room with a multi-fuel burner. There is a modern kitchen/breakfast room with plenty of storage and integrated appliances. There are two further reception rooms, a dining room and a study. Also, on the ground-floor is a utility room and a shower room. On the first-floor are the well-proportioned three double bedrooms and a Jack & Gill family bathroom with a white suite and an electric shower over the bath.

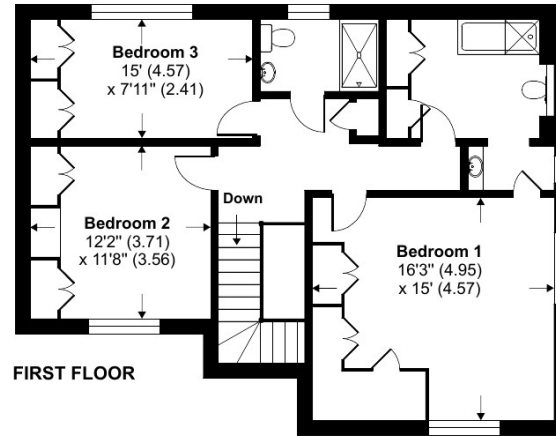
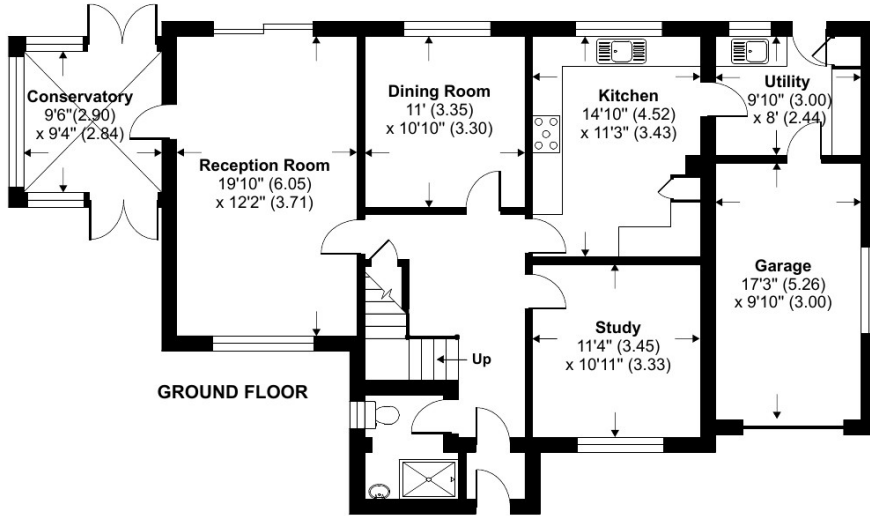
OUTSIDE

Worthy of particular mention are the superb established gardens that surround the property, these measure circa 0.37 acres and are in the main laid to lawn with fully stocked colourful beds and borders that provide year round colour and interest. The rear garden is divided into two with a further area of lawn and a patio area which provides a perfect place to sit outdoors during fine weather. There is also an area which has been previously used as a productive vegetable garden over the years. Timber garden shed, log store and a greenhouse. Attached to the side is a single garage with power and light. A long gated driveway provides plenty of additional parking.



Rest Harrow, Membury, Axminster, EX13

Approximate Area = 1940 sq ft / 180.3 sq m
Garage = 170 sq ft / 15.7 sq m
Total = 2110 sq ft / 196 sq m
For identification only - Not to scale



DIRECTIONS

From Honiton take the A35 Axminster road and follow this for approximately 7 miles, bearing left off the A35 towards Axminster town where signposted. A few hundred yards along this road turn left signposted Membury and continue to follow the signs for the village. Turn left down the hill into the village. Rest Harrow is then found after a short distance on the right hand side.

SERVICES


Mains electricity, water, drainage and Oil-fired central heating.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.

ENERGY PERFORMANCE CERTIFICATE

Rating: D.

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Humberts. REF: 974607

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