



# 14 The Gardens

Rousdon, Lyme Regis, Devon, DT7 3XS

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A spacious and beautifully presented house located on the Rousdon Estate, an exclusive private estate set on the World Heritage Jurassic Coast.

- Entrance hallway and cloakroom
- Sitting room with Stovax burner and French doors
- Beautifully fitted kitchen/dining room
- Study and utility room with door to the side.
- Principal bedroom suite and 3 further bedrooms
- Stunning bath/shower room
- Parking and delightful gardens with views

Offers In Excess Of £690,000

#### SITUATION

14 The Gardens is situated on the Rousdon Estate, a private 350 acre coastal estate situated in Lyme Bay on the World Heritage Jurassic Coast. Rousdon Estate dates from the 1870's and belonged to Sir Henry Peek, first baronet, and was designed by architect Sir Ernest George who constructed an impressive Tudor style mansion and a fine array of estate cottages and houses. It stands within a beautiful parkland landscape which includes direct access to the private beach at Charton Bay and the Southwest Peninsular Coastal Path.

Rousdon itself offers several amenities including a popular café/restaurant and shop, and Hugh Fearnley-Whittingstall's River Cottage Kitchen is also close at hand being about 3.5 miles away. A comprehensive range of facilities can be found in the popular nearby coastal town of Lyme Regis, approximately 3 miles to the east, or in Seaton which is approximately 5 miles to the west. These include a range of independent shops, cafe's, restaurants and theatre. There are also numerous sporting opportunities including sailing and bowling clubs, Lyme Regis golf course, fossil hunting on the famous Jurassic Coast and walks along the cliffs or the historic Cobb harbour.







14 The Gardens is within easy reach of both Woodroffe School and the renowned Colyton Grammar School which is regarded as one of the top coeducational schools in England. The market town of Axminster is about 6 miles to the north with a main line rail service to London Waterloo. The Cathedral City of Exeter is approximately 27 miles to the west and has a main line express rail link to London Paddington and an international airport.

### **THE PROPERTY**

14 The Gardens comprises an attractive end of terrace residence which was completed circa 2006 and is of handsome proportions with its flintstone elevations with limestone quoins under a tiled roof. It has beautifully presented accommodation which is exceptionally spacious with all the principal rooms gain delightful views, particularly to the rear over the magnificent walled gardens, with the woodland and sea beyond. 14 The Gardens has been the subject of a significant programme of improvement and refurbishment in more recent years with great care and attention given to the fittings and overall finish. This has included the replacement of the kitchen, bathrooms (which are high quality from Ocean Bathrooms and have Karndean floors), fitting engineered oak flooring to parts of the ground floor and installing a Stovax wood burner. Worthy of particular mention is the superb sitting room with two sets of French doors with glorious views and a fireplace with Travertine surround. The kitchen/dining room is also worthy of note and is a huge room which is extensively fitted with an integral fridge, dishwasher, induction hob and double oven with grill, and oak work surfaces.



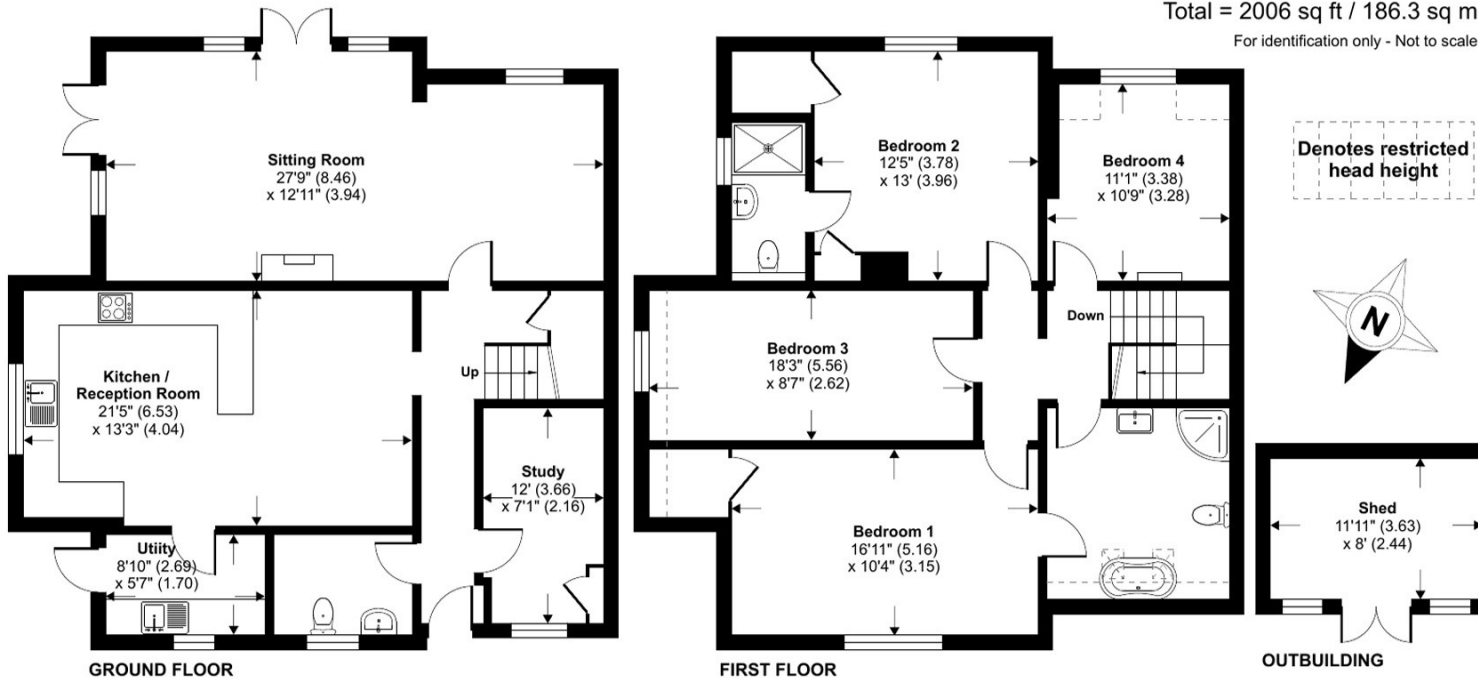
### **GARDENS & GROUNDS**

The property is set back from the estate lane and has parking and a small gravelled area to the front with a canopied porch. The gardens are undoubtedly a huge feature and are larger than the average being on a corner plot with the handsome Victorian mellow brick walls providing shelter, as well as being very visually pleasing. They are profusely stocked with a vast array of shrubs, flowers and climbing plants and take advantage of the delightful views over Estate's impressive grounds. Another fabulous feature is the stunning walled terrace/solarium which is paved in Indian limestone and sits in the eye of the sun. Within the garden are two log stores and a large timber shed.



Approximate Area = 1873 sq ft / 174 sq m  
 Limited Use Area(s) = 37 sq ft / 3.4 sq m  
 Outbuilding = 96 sq ft / 8.9 sq m  
 Total = 2006 sq ft / 186.3 sq m

For identification only - Not to scale



## FUTHER INFORMATION

The estate is managed by Allhallows Ltd which is made up of participating estate property owners. There is a half yearly maintenance charge of about £260 and a half yearly drainage charge for the communal reed bed system of about £155.

## DIRECTIONS

Rousdon is midway between the coastal towns of Seaton and Lyme Regis. Turning into the Rousdon Estate, proceed down the driveway to the Manor House turning right, and continue for about 200 yards where the driveway to The Gardens will be found on your left hand side.

## SERVICES

Mains electricity, water and LPG-fired central heating. Shared private drainage for the estate.

## LOCAL AUTHORITY

East Devon District Council - 01404 515616.  
 Council Tax Band: E.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1122116



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