



Tree Tops



Tree Tops

Whitford, Axminster, EX13 7PF

What3Words: ///shredding.humid.rewriting

A beautifully presented and thoughtfully extended four-bedroom detached family home, enjoying generous gardens and far-reaching countryside views

- Countryside views
- Versatile Accomodation
- Generous Garden
- Wood Burner
- Freehold
- Village Location
- Four Bedrooms
- Off Road Parking
- Open Plan Living Space
- Council Tax Band D

Guide Price £650,000

SITUATION

Situated in the popular village of Whitford, the property enjoys a peaceful rural setting whilst being conveniently located for the nearby village of Kilmington and the historic town of Colyton. Kilmington offers a well-regarded village shop, pub and active community, whilst Colyton provides a wider range of everyday amenities, including independent shops, cafés, a health centre and the renowned Colyton Grammar School. The market town of Axminster, with its mainline railway station to London Waterloo, and the Jurassic Coast at Seaton are both within easy reach, with the A35 providing excellent links to Exeter, Honiton and Lyme Regis.

DESCRIPTION

Beautifully presented throughout, Tree Tops has been thoughtfully renovated and extended both outwards and upwards by the current owners to create a spacious and versatile family home.

The heart of the home is the impressive sitting/dining room, forming part of the extension and featuring a wood-burning stove together with bi-fold doors opening onto the garden, creating a light and sociable living space. The well-appointed kitchen is fitted with a range of base and wall units, providing ample storage and workspace, together with integrated appliances including a fridge/freezer, two ovens, hob and sink. There are three well-proportioned double bedrooms on the ground floor, all served by the family bathroom. A useful utility room and separate shower room, also incorporated within the extension, complete the ground floor accommodation.

Stairs rise to the first-floor principal bedroom, which enjoys a good degree of privacy and benefits from an en suite shower room and Velux windows providing plenty of natural light.

As part of the extension, the property was also designed to provide easy access from the first floor to the spacious loft room, complete with a window and full-height door. Offering excellent storage at present, the space provides potential for conversion into additional accommodation, subject to the necessary planning consents.

OUTSIDE

The property is approached via a private driveway providing off-road parking for two vehicles. To the front, the garden is predominantly laid to lawn and bordered by mature hedging and trees, creating a good degree of privacy. The gardens continue around to the rear, where a generous lawn is complemented by a paved patio, providing an ideal space for outdoor dining and entertaining. From the top of the garden there are glorious far-reaching views across the surrounding countryside. A useful timber storage shed completes the outside space

SERVICES

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

Ultrafast broadband available. Outdoor signal available outside with all major networks (Ofcom, 2026).





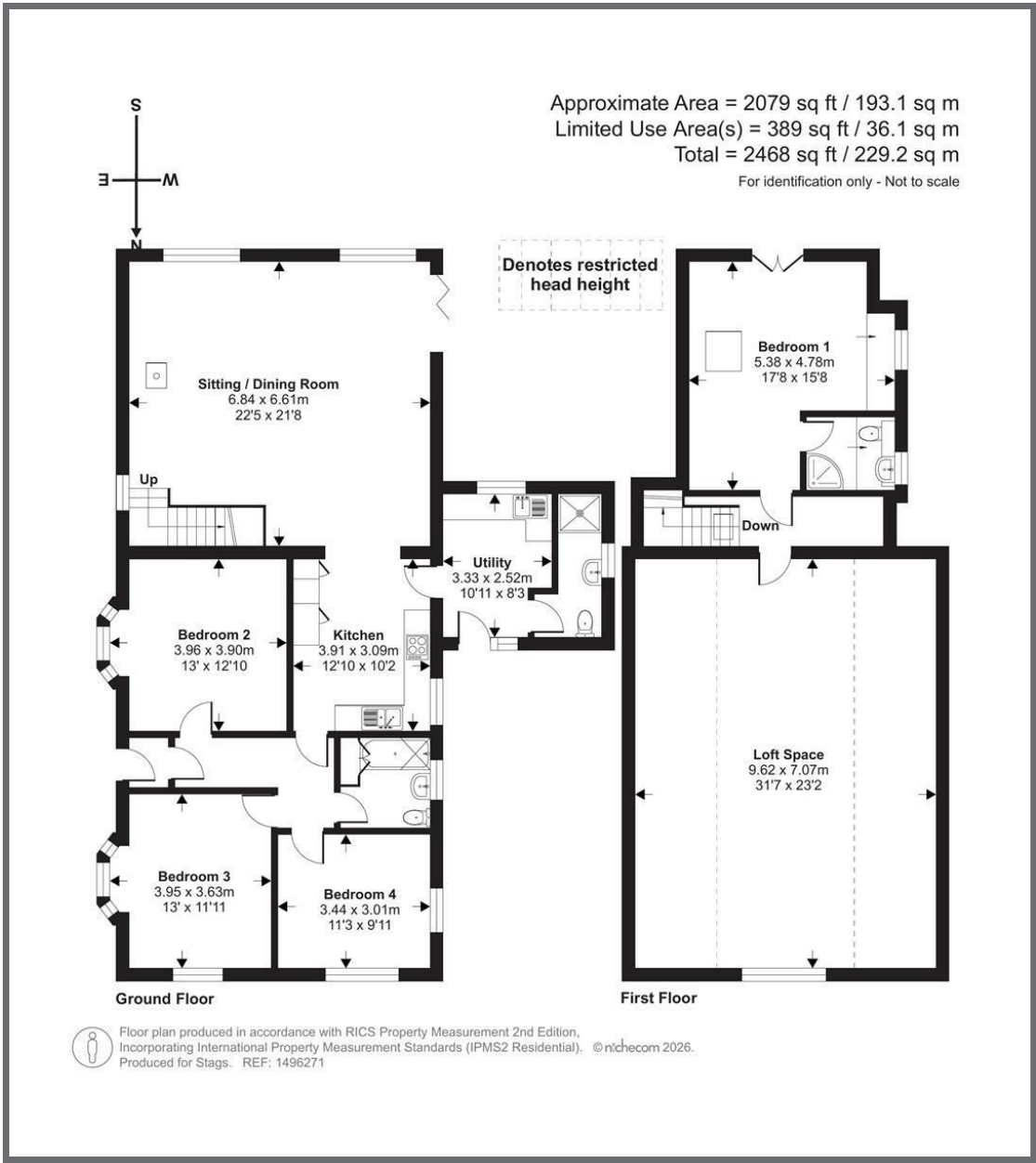
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(45-54) E	55	
(31-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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