

STAGS

Brooklands

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Shute, Axminster, EX13 7QF

what3words: ///novel.riverboat.deed

A detached four-bedroom bungalow in a large plot with excellent access to Honiton and other towns along the Jurassic Coast.

- Excellent transport links
- Four bedrooms
- Office
- Outside stores
- Ample parking
- Large plot with views
- Convenient indoor storage
- Polytunnels
- Summer house
- Council Tax E

Guide Price £595,000

SITUATION

Brooklands is a detached residence occupying a generous plot on the edge of Shute, enjoying a highly accessible position adjoining the A35. The spacious and versatile accommodation is complemented by ample parking and gardens, with convenient access to the East Devon countryside and Jurassic Coast.







DESCRIPTION

The property offers spacious and versatile single-storey accommodation, situated within an Area of Outstanding Natural Beauty (AONB).

The accommodation is entered via an open-plan family/sitting room, featuring a modern wood-burning stove installed in 2024. To one side is bedroom three and a separate shower room. An inner hallway leads to bedroom four and the principal bedroom, both served by a family shower room. A generously proportioned kitchen and separate dining room complete the main living accommodation.

The roof was replaced and extended some years ago to allow for the potential creation of additional living space within the loft, offering scope for a relatively straightforward conversion, subject to the necessary consents.

Adjoining the property is a useful range of storage and office accommodation, with potential for conversion to ancillary accommodation or incorporation into the main dwelling, subject to planning consent.

The property was formerly part of a rhododendron nursery, and two large polytunnels remain on site.

Further benefits include gas central heating with a modern combi boiler still under guarantee, and a six-person sewage treatment plant installed in 2021, removing the need for a public sewer connection and associated sewerage charges.

The property is offered with no onward chain.

OUTSIDE

The property sits within grounds extending to just under three-quarters of an acre and benefits from ample parking together with a range of useful stores and outbuildings. The gardens provide extensive outside space, offering considerable potential for landscaping and further enhancement.

SERVICES

Mains water, electricity and drainage and LPG tanks. Good indoor and outdoor mobile signal. Standard broadband available (Ofcom 2026).

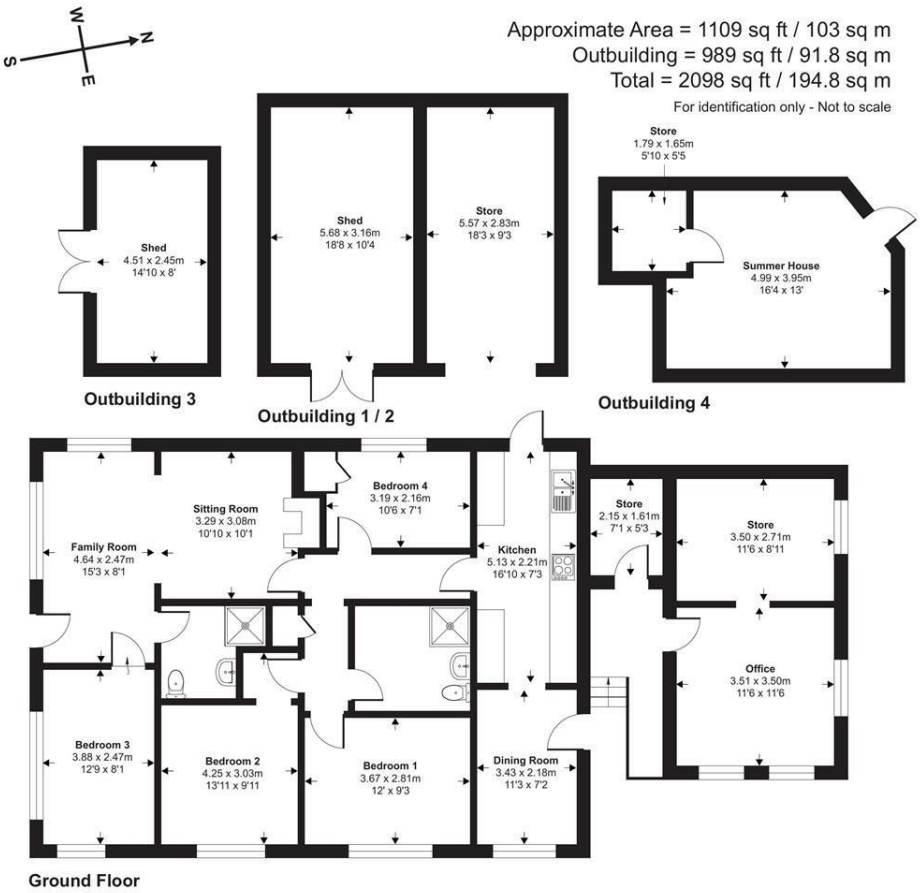


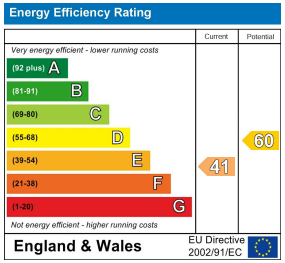




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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