

THE HAWTHORNS

RHODE LANE, UPLYME, LYME REGIS, DT7 3TX



savills

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LYME REGIS, DT7 3TX

Lyme Regis about 1.5 miles, Axminster about 4.5 miles,
Exeter about 31 miles

Spectacular contemporary home in a designated ANOB, beautifully designed and situated in this popular village on the East Devon/West Dorset border.

ACCOMMODATION SUMMARY

Entrance hall • Kitchen dining/living room • Utility

Ground floor annexe with:

Bedroom • Shower room • Living room / Study /
Bedroom 4 with compact kitchenette

Master en suite bedroom • Sitting room

Guest bedroom • Family bathroom

Integral double garage • Greenhouse

Kitchen garden • Sunken terrace • Expansive lawns

EPC - C





SITUATION

On the East Devon/West Dorset border the village of Uplyme is found on the outskirts of the iconic seaside town of Lyme Regis, known as the 'Pearl of Dorset'. A picturesque walk from the front door across fields and following the River Lim takes you down to the sea. The Hawthorns is found on one of the most sought-after addresses in Uplyme, Rhode Lane, surrounded by picturesque countryside yet near the heart of the village. Uplyme has an excellent range of amenities including a popular pub, shop, village hall, church and the highly regarded Mrs Ethelston's primary school with Lyme Regis' The Woodroffe School under one mile away (Ofsted Outstanding). Nearby is the much sought after Colyton Grammar School, and a number of private schools can be found in Exeter, Taunton and Dorchester. It is readily accessible being approximately two miles from the A35 and the market town of Axminster is about 4.5 miles away, which has a main line rail link to London Waterloo taking approximately 3 hours.

DESCRIPTION

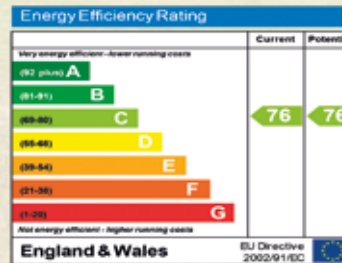
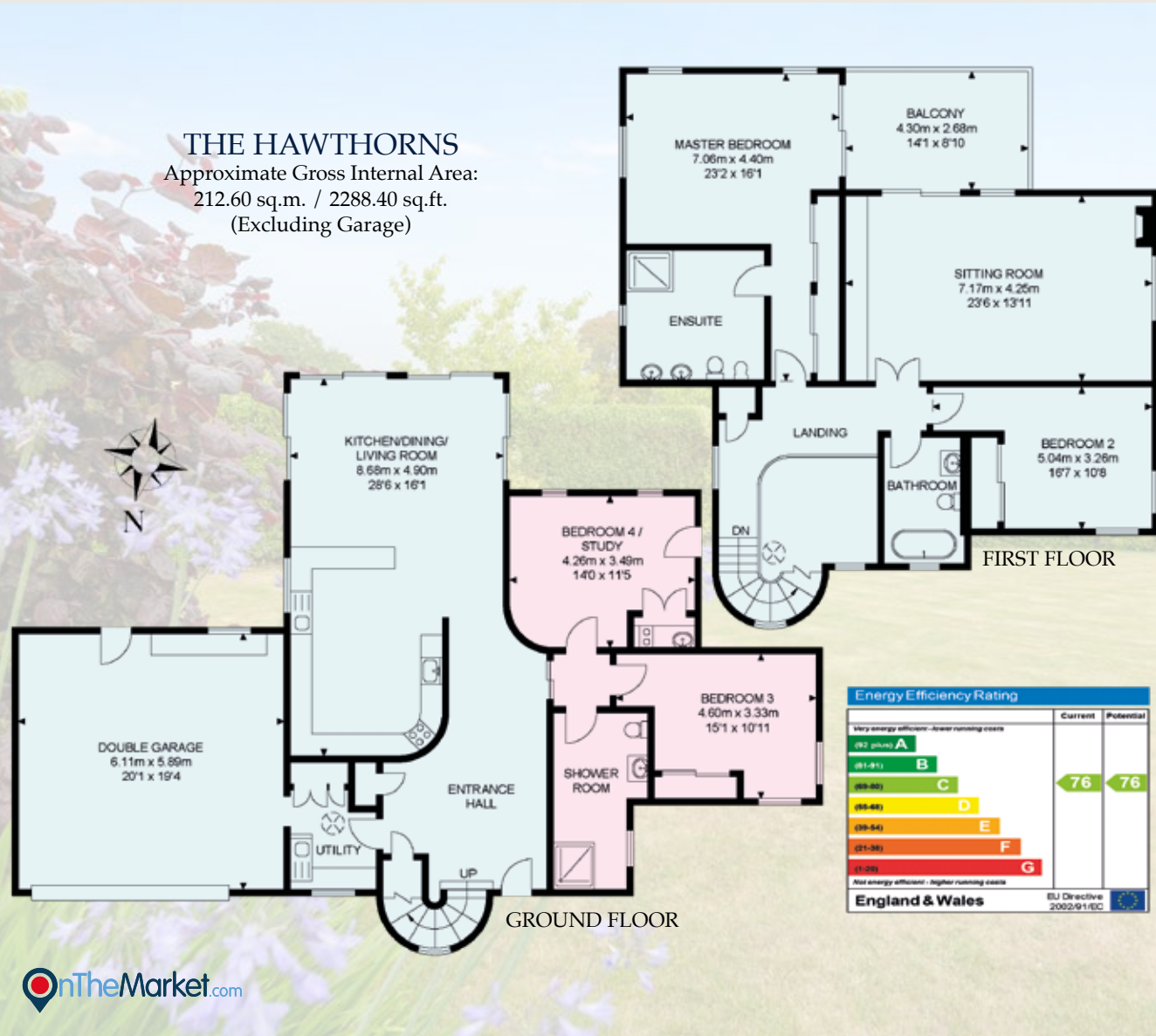
The property, sitting in a half acre plot and accessed by electric gates, was custom built in 2011 to a bespoke design and high specification. The spectacular entrance hallway features a spherical chandelier framed by the curved staircase under a domed atrium. Overlooking the garden is the kitchen/dining/living room with sliding doors opening onto the sunken terrace with steps leading to the gardens beyond. The specification is exceptional; the stone flooring with inset lighting compliments the neutral colour scheme of the Oak and Corian kitchen. A separate utility room offers floor to ceiling storage. The ground floor has been cleverly designed to provide a self-contained annexe with its own access to the garden, comprising bedroom, shower room and living room/study/bedroom with a compact kitchenette cabinet complete with sink unit and hob. This creates flexible accommodation ideal for friends/guests or relatives.

On the first floor is a large sitting room with a library area and sliding doors to a sizeable south-facing balcony/terrace and a wonderful vantage point overlooking the delightful gardens. The substantial master bedroom has triple aspect, including sliding doors to the balcony. A beautifully appointed en suite shower room compliments the bedroom which, like the other bathrooms in the house, has been fitted using state-of-the-art Italian fittings. Oak is a feature of the house and is the material for floors, doors, skirtings and architraves.



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Approximate Gross Internal Area:
212.60 sq.m. / 2288.40 sq.ft.
(Excluding Garage)



GARDENS AND GROUNDS

The exterior design of the house is truly impressive with a curved stone feature stair tower and rain chains. There is ample parking to the front of the house and an integral garage with an electric door and workbench. To the rear of the house are beautifully landscaped lawns and gardens, views of which are enjoyed from the principal rooms. Accessed from the sliding doors of the kitchen/living room is a productive kitchen garden with raised beds, greenhouse and shed, and a sunken paved seating area with pond. Beyond, the lawns and flower beds surround the house and have been beautifully planted and maintained.

SERVICES

Mains electricity, gas, water (fitted with integral filter system) and drainage. Photovoltaic panels installed in 2011. Heat recovery ventilation system. Underfloor heating throughout.

OUTGOINGS

East Devon District Council, 01395 516551. Council Tax band G.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

DIRECTIONS

From the A35, at Raymonds Hill, by the Hunters Lodge pub turn towards Uplyme/Lyme Regis. Continue through the village of Uplyme and approximately ½ mile after the village hall turn left onto Tappers Knapp. Follow Tappers Knapp up the hill and turn right onto Rhode Lane where the property will be found on the right.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

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