



**FOR SALE**

Stoke-Sub-Hamdon, TA14 6PJ

£395,000



**ORCHARDS**  
ESTATES

Delightful three bedroom Ham stone link detached cottage situated in a quiet cul de sac in the popular village of Stoke Sub Hamdon. The accommodation comprises living room with feature fireplace, dining room with archway though to fitted kitchen and downstairs cloakroom. Upstairs are three bedrooms, the master bedroom with en-suite shower room and the family bathroom. Outside is a large courtyard garden with fitted pizza oven and a garage.



£395,000



## LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdresser, chemist, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools. The local beauty spot of Ham Hill stands on the fringe of the village offering commanding views over the surrounding countryside. Yeovil lies approximately 6 miles to the East, Ilminster approximately 10 miles to the West. Excellent road access via the A303.

### Reception Hall

Oak front door opening into the reception hall with stripped wood flooring, stairs to first floor, radiator and door to:

### Living Room

Front aspect double glazed window, stripped wood flooring, feature Ham stone fireplace with living flame style gas fire, radiator, TV point, telephone points and double glazed french doors opening into the garden.

### Dining Room

Front and side aspect double glazed windows, stripped wood flooring, radiator and archway to kitchen.

### Kitchen

Side aspect double glazed window, stripped wood flooring, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink unit, tiled splash backs, built in electric double oven, gas hob, fridge and freezer and radiator.

### Cloakroom

Stripped wood flooring, full height tiling, wall mounted wash hand basin, close coupled WC and radiator.

### First Floor Landing

Hatch to loft space accessed via pull down ladder, fully boarded with Velux type window, this is an ideal space for a hobby room or extra storage.

### Bedroom One

Double bedroom with front and side aspect double glazed windows, telephone point, radiator, built in double wardrobe and door to en suite.

### En-Suite

Corner shower cubicle, vanity wash hand basin, close coupled WC, heated towel rail, tiled flooring and full height tiled walls.

### Bedroom Two

Double bedroom with side aspect double glazed window, telephone point and radiator.

### Bedroom Three

Single bedroom with side aspect double glazed window and radiator.

### Courtyard Garden

To the side of the property is a large courtyard garden which is accessed via French doors from the living room and extends to the side. Mainly laid to patio and decking with a brick built pizza oven and is enclosed by fencing.

### Garage

Up and over door, personal door to side with power and light.

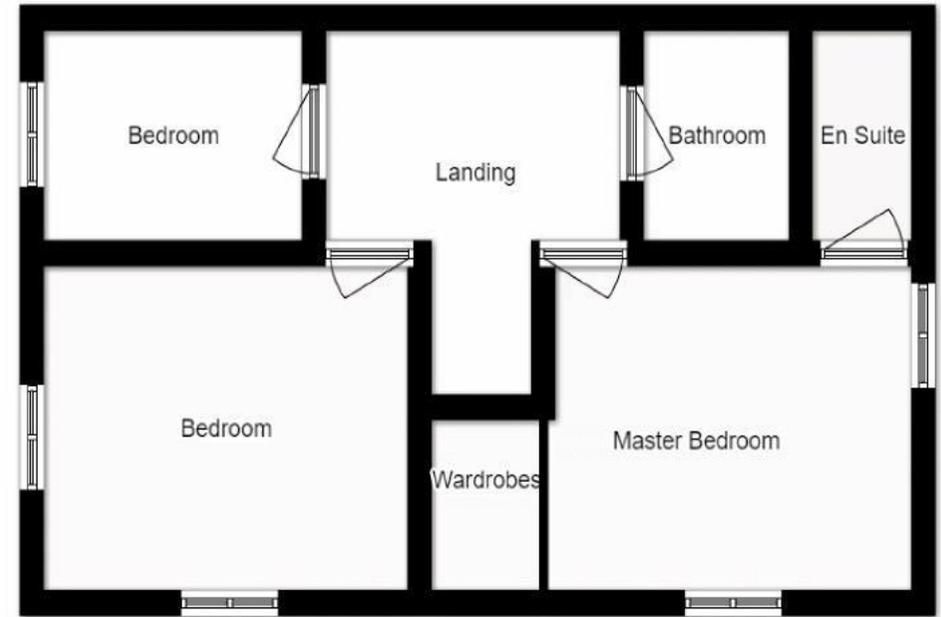
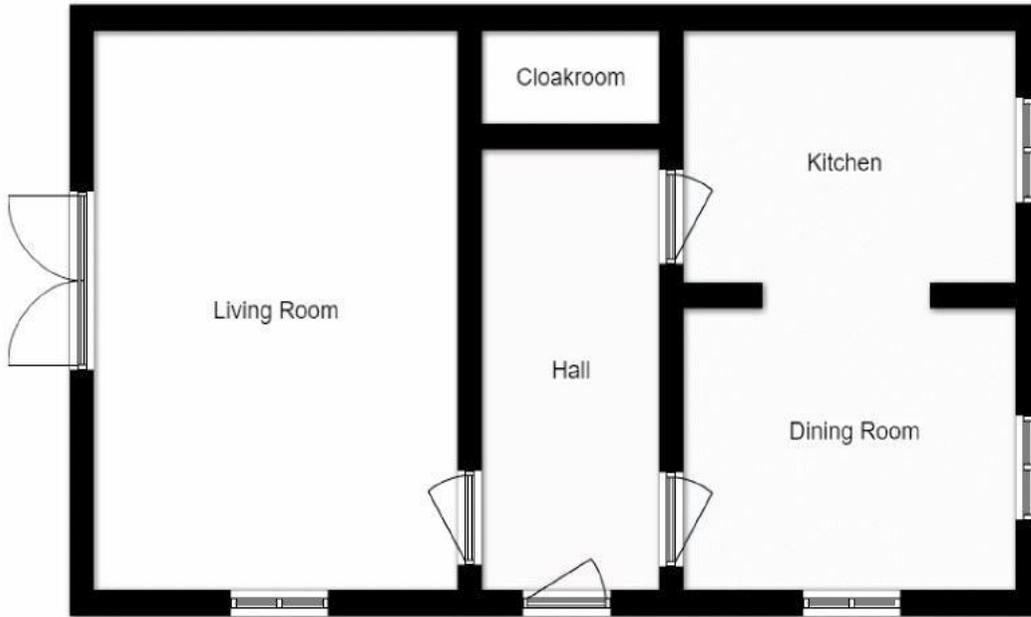
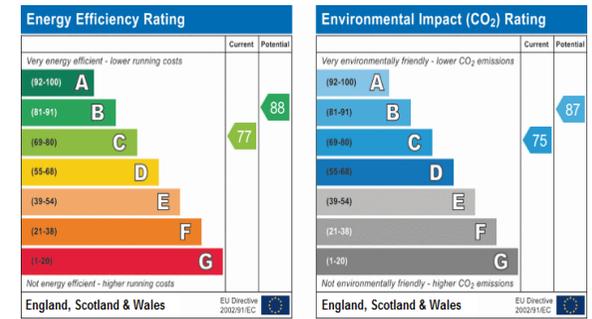


### AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

### Directions

From our offices at the Duchy of Cornwall buildings just off North Street in Stoke sub Hamdon, the property is about a 2 minute walk. From the car parking to the front of our office, walk down the hill to the North Street roadway, turn right, take the exit into Brocks Mount.



01460 477977 or 01935 277977



www.orchardsestates.com



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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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