



FOR SALE

Hinton St George, TA17 8SE

£485,000



Full video walk - through



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ESTATES

Delightful three bedroom character cottage situated in the pretty village of Hinton St George. The beautifully presented accommodation comprises a living room with log burner, a spacious dining room, a modern fitted kitchen and a useful cloakroom. On the first floor are two double bedrooms and a bathroom. On the top floor is a gorgeous master bedroom with en-suite shower room. The courtyard garden to the rear is enclosed and private with gated access to side. Offered with no chain - an early viewing comes highly recommended.

£485,000



LOCATION

Hinton St George is a village of character in a conservation area of South Somerset. It is set in attractive surrounding undulating countryside and contains many fine stone built character properties. Amenities include a General Stores/Post Office, Church, Inn, a Primary School and local bus services. Crewkerne (Mainline Station - Waterloo) is three miles, Yeovil eleven miles, the Dorset Coast eighteen and the A303 trunk road connecting to the National Network within three miles.

Entrance Hall

Door to front, tiled flooring, stairs to first floor and radiator.

Living Room - 12' 1" x 12' 0" (3.673m x 3.650m)

Front aspect window, feature ham stone fireplace with log burner, tiled flooring and radiator.

Dining Room - 15' 11" x 11' 8" (4.862m x 3.564m)

Double glazed French doors to courtyard garden, base units with pan drawers and worktops over, Aga range, fitted storage unit, door to cloakroom and radiator.

Cloakroom

Tiled flooring, plumbing for washing machine, wash hand basin, WC and gas boiler.

Kitchen - 8' 9" x 7' 4" (2.677m x 2.238m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, electric hob, electric oven, integrated dishwasher, space for fridge/freezer and double glazed door to side.

First Floor Landing

Laid to carpet, stairs to master bedroom, radiator and doors to:

Bedroom Two - 14' 7" x 8' 6" (4.444m x 2.603m)

Front aspect window, feature fireplace, built in wardrobe, storage cupboard, laid to carpet and radiator.

Bedroom Three - 12' 1" x 7' 9" (3.678m x 2.374m)

Rear aspect double glazed window, built in wardrobe, laid to carpet and radiator.

Shower Room

Rear aspect double glazed window, shower cubicle, wash hand basin with vanity unit, WC, vinyl flooring and chrome heated towel rail.

Master Bedroom - 14' 2" x 10' 6" (4.321m x 3.197m)

Two rear aspect double glazed windows and laid to carpet.

En-Suite

Electric shower, pedestal wash hand basin, WC, extractor fan, tiled flooring, tiled walls and storage cupboard.

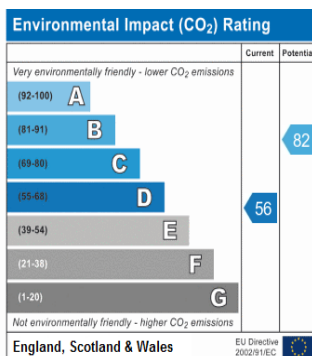
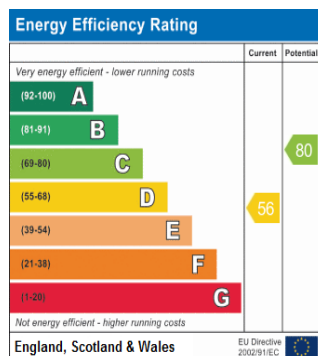
Courtyard Garden

Laid to marble the garden offers a private seating area with awning, planted borders enclosed by wall and gated access to side.



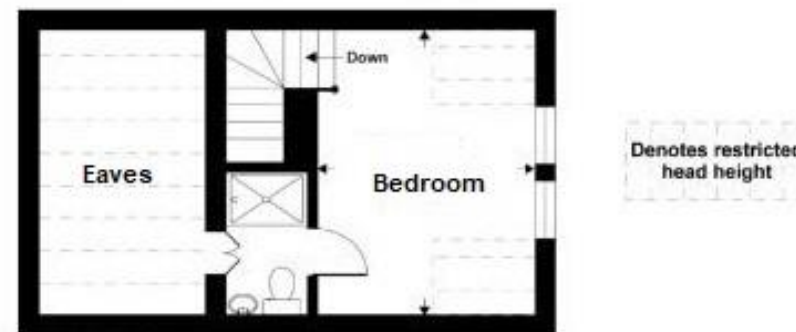
Directions

Take the A303 westbound towards Exeter. At the Lopenhead roundabout, turn left signposted Lopen. Continue through Lopen and before reaching Merriott turn right signposted Hinton St George. On entering Hinton St George, Tyne Cottage will be found a short distance on the right where the property is located close to the Poulett Arms restaurant.

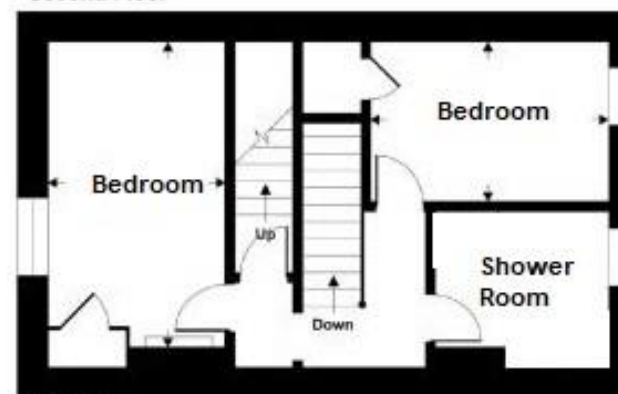


AGENTS NOTE

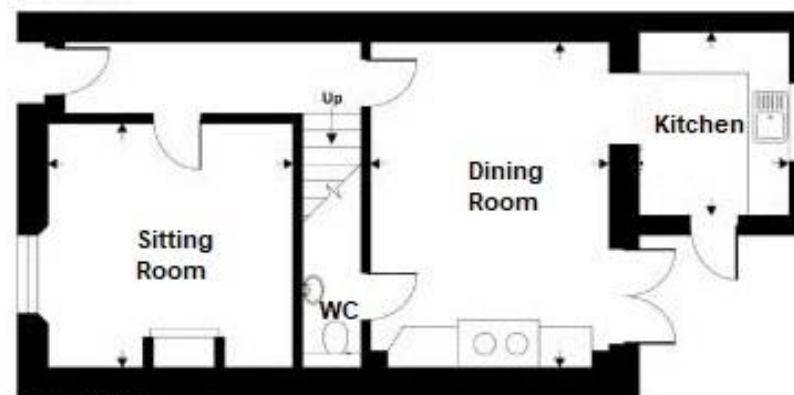
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Second Floor



First Floor



Ground Floor

NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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