



FOR SALE



Full video walk - through

Stoke-Sub-Hamdon, TA14 6QL

£425,000



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Nestled at the foot of Ham Hill, in the heart of the highly sought after village Stoke Sub Hamdon, is this beautifully presented three bedroom semi detached period property. The accommodation is arranged over three floors and comprises on the ground floor an entrance porch through to an entrance hall, a sitting room to the front, a spacious kitchen/diner with French doors to the garden, a useful downstairs shower room and study/office. On the first floor are two double bedrooms and a good size bathroom with freestanding bath and separate shower cubicle. On the top floor is an amazing master bedroom with French doors opening out to a juliet balcony with stunning countryside views and an-ensuite shower room. To the rear of the property is a generous garden with a large summerhouse which could be utilised as guest accommodation or a studio/working from home office. An early viewing is highly recommended to fully appreciate all this property has on offer in this great location.

£425,000



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.

Entrance Porch - 4' 1" x 3' 3" (1.257m x 1.003m)

Double glazed door to front, tiled flooring and double glazed door to entrance hall.

Entrance Hall - 19' 6" x 5' 8" (5.939m x 1.738m)

Side aspect double glazed window, wood flooring, stairs to first floor, under stairs cupboards one housing boiler and radiator.

Sitting Room - 16' 6" x 12' 0" (5.034m x 3.656m)

Front aspect double glazed bay window, feature fireplace with log burner, wall lights, laid to carpet and radiator.

Study/Office - 9' 1" x 8' 8" (2.769m x 2.642m) 'L' shaped

Rear aspect double glazed window, feature fireplace, built in shelving, wood flooring and radiator.

Kitchen/Diner - 24' 8" x 10' 7" (7.528m x 3.220m)

Two side aspect and one rear aspect double glazed windows, fitted kitchen comprising a range of wall units with worktops over, one and a half bowl sink, space for range style cooker, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, log burner in dining area, beamed ceiling, exposed stone walls, vertical radiator, tiled splash backs, tiled floor, double glazed door to side and double glazed French doors to rear.

Shower Room

Shower cubicle, pedestal wash hand basin, WC, tiled walls, tiled floor, extractor fan and chrome heated towel rail.

Landing

Side aspect double glazed window, laid to carpet, radiator and stairs to attic bedroom.

Bathroom - 9' 10" x 9' 8" (2.994m x 2.952m)

Rear aspect double glazed window, bath with mixer taps, shower cubicle, wash hand basin with vanity unit, WC, large double airing cupboard housing hot water tank, fully tiled walls, tiled floor and two chrome heated towel rails one with radiator.

Bedroom Two - 13' 11" x 12' 0" (4.236m x 3.648m)

Two front aspect double glazed windows, two built in wardrobes with drawers, laid to carpet and radiator.

Bedroom Three - 9' 10" x 9' 10" (3.005m x 2.992m)

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

Attic Bedroom - 17' 6" x 9' 3" (5.323m x 2.822m)

Double glazed French doors opening out to a Juliet balcony with stunning countryside views, two built in wardrobes, two deep eaves storage cupboards, door to ensuite and laid to carpet.

En-Suite Shower Room

Front aspect double glazed Velux type window, side aspect double glazed window, shower cubicle, pedestal wash hand basin, WC, extractor fan, tiled walls, tiled floor and chrome heated towel rail.



Front Garden

Paved area accessed via a gate with access to side and enclosed by hedges and wall.

Rear Garden

Initial patio area with brick store leading to a seating area with pergola over which in turn leads to a generous lawn with shed, log store and a further seating area laid to gravel and patio, raised vegetable beds and summerhouse.

Summerhouse

Summerhouse Porch Area

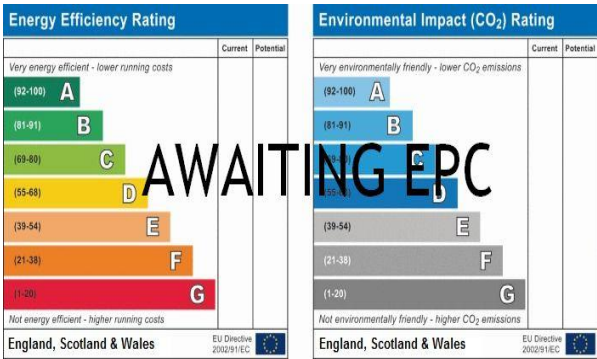
Accessed via double glazed French doors with window to side with shutters into living area.

Summerhouse Living/Sleeping Area – 18’6” x 15’8” (5.643m x 4.768m)

Three Velux type windows, log burner, luxury vinyl wood effect flooring, power and lighting.

Directions

From the centre of Stoke Sub Hamdon, follow High Street onto West Street, where the property will be found on the right hand side.



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

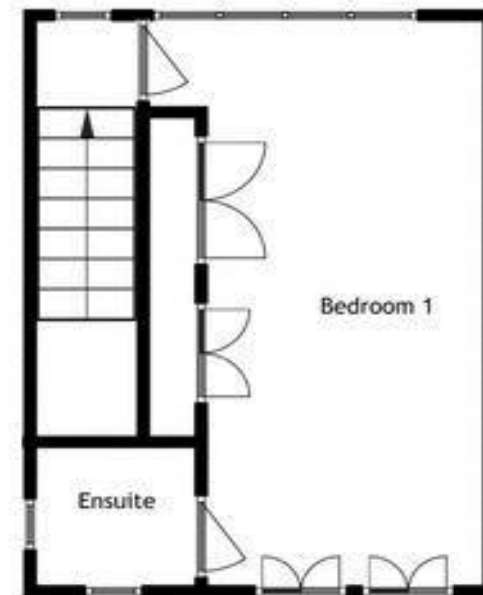
Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Ground Floor



First Floor



Second Floor



01460 477977 or 01935 277977



www.orchardsestates.com



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