



**FOR SALE**



**Full video walk - through**

Over Stratton, TA13 5LQ

**£485,000**



**ORCHARDS**  
ESTATES



Delightful and charming three bedroom grade II listed character home in the heart of the beautiful village of Over Stratton with the added benefit of off road parking. Presented in excellent order, the accommodation comprises generous sitting room with inglenook fireplace, spacious kitchen/diner with integrated appliances and a useful downstairs shower room. On the first floor are three bedrooms, a study area and a good size bathroom. To the side of the property is a gravelled area providing off road parking for up to 3 cars and to the rear a lovely well kept garden with large workshop/studio.

£485,000





Over Stratton is a picturesque village set in surrounding countryside and contains a number of character properties, Restaurant and Inn. The country town of South Petherton is one mile to the north and offers a wide range of Shops, Schools, Doctor & Veterinary Surgeries, Library, Churches and 'bus services to neighbouring towns and villages. The local Infant and Junior Schools both have 'Outstanding' OFSTED grades. Yeovil is ten miles, Crewkerne (Mainline Station - Waterloo) four, Dorset Coast twenty, the county town of Taunton (M5 Motorway & Mainline Station - Paddington) eighteen and the A303 is joined at the South Petherton roundabout.

**Entrance Hall** - 7' 6" x 8' 2" (2.284m x 2.481m)

Door to front, flagstone style tiled flooring, radiator, stairs to first floor and door to wet room.

**Sitting Room** - 18' 10" x 19' 3" (5.734m x 5.860m)

Two front aspect single glazed windows, one with window seat, Inglenook fireplace with gas fire, double glazed French doors to garden, two radiators, wall lights, laid to carpet and door to kitchen.

**Kitchen/Diner** - 12' 10" x 14' 7" (3.902m x 4.441m)

Side aspect double glazed window, range of wall and base units with solid wood worktops over, white ceramic one and a half bowl sink, five ring gas hob, double electric oven, cooker hood, integrated fridge/freezer, integrated washing machine, integrated dishwasher, Kickspace 500 duo Eco heater which can switch between gas central heating and electric, flagstone style tiled flooring and inset ceiling lights. Large double cupboard housing gas boiler and shelving, under stairs cupboard and double glazed French doors to garden.

**Wet Room** - 7' 6" x 6' 6" (2.284m x 1.982m)

Side aspect double glazed window, tiled floor, shower, pedestal wash hand basin, WC, extractor fan and heated towel rail.

**Stairs and Landing**

Laid to carpet, exposed hamstone wall, storage cupboard with hanging space and access to loft.

**Bedroom One** - 18' 3" x 11' 3" (5.572m x 3.437m) at widest point (restricted ceiling height)

Front and side aspect double glazed windows, laid to carpet and radiator.

**Bedroom Two** - 10' 5" x 9' 11" (3.182m x 3.029m)

Front aspect window, two alcoves with hanging space and shelving, wooden beams, laid to carpet and radiator.

**Bedroom Three** - 8' 9" x 9' 11" (2.669m x 3.027m)

Rear aspect window, exposed beams, alcove with shelving, laid to carpet and radiator.

**Office Area** - 6' 3" x 6' 9" (1.897m x 2.068m)

Exposed wooden beams, storage cupboard with shelving and laid to carpet.

**Bathroom** - 10' 5" x 7' 9" (3.179m x 2.359m)

Side aspect double glazed window, bath with mixer taps, pedestal wash hand basin, WC, radiator, tiled splash backs and vinyl flooring.

**Rear Garden**

Large covered terrace area with skylight and large store, additional store to side, tiered terraces laid to gravel and seating area, lawned area with borders containing shrubs and plants. Ornamental pond, raised vegetable bed, fenced and hedged boundaries with workshop/studio .

**LOCATION**



#### Workshop/Studio - 15' 6" x 9' 8" (4.713m x 2.953m)

Double doors to side, two windows to front, power, lighting and workbench to one side.

#### Parking

Gravelled parking area to side providing off road parking for up to 3 cars with dropped curb and paved path to side gate - there is current planning for install a gate to the parking area if desired.

#### 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 the Hayes End roundabout on the A303 take the second turning on the left past the petrol station then take the first turning on the left into Over Stratton. Follow the road through the village and the property is on the left hand side just before the turning to The Royal Oak car park.



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www.orchardsestates.com



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