



FOR SALE

 [Full video walk - through](#)

East Lambrook, South Petherton, TA13 5HJ
Offers in Excess of £585,000



Positioned in the desirable village of East Lambrook, this well presented three bedroom detached chalet bungalow, enjoys lovely views of the surrounding countryside and offers versatile accommodation with the added benefit of a good size garden, ample off road parking and a detached double garage. On the ground floor is a spacious sitting room, separate dining room, kitchen, utility room, conservatory, double bedroom and a bathroom. Upstairs are a further two bedrooms, one with an en-suite shower room and the other with a dressing room. An early viewing comes highly recommended to fully appreciate all that is on offer in this sought after location.



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LOCATION

East Lambrook is a small rural village, quietly positioned approximately a mile away from the thriving country town South Petherton. Boasting a 12th century church as well as East Lambrook Manor Gardens – recognised as the 'Home of English Cottage Gardening' – the village also has a 17th century pub, The Rose and Crown. The village enjoys exceptional country walks and apple blossom orchards as well as benefitting from the amenities of nearby South Petherton. The small residential country town, South Petherton, with its village atmosphere, is set in surrounding countryside circa 1 mile from the A303 roadway and offers a range of shopping facilities, day centre, two schools, library, inn, post office, churches, doctor and veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages. Yeovil lies approximately 10 miles away. Crewkerne (mainline station-Waterloo) is approximately 6 miles. Ilminster 6 miles and the county town of Taunton (M5 motorway and mainline station-Paddington) is approximately 18 miles away.

Front Approach

Gate with pathway to front door and gravelled areas to both sides enclosed by hedges with access to side.

Entrance Porch

Wooden construction with door to front.

Hallway

Door to front, front aspect double glazed window, laid to carpet, stairs to first floor, under stairs cupboard and radiator.

Sitting Room - 16' 9" x 13' 5" (5.102m x 4.089m)

Front aspect double glazed window, sliding patio doors to conservatory, feature fireplace with log burner, laid to carpet, wall lights and radiator.

Dining Room - 15' 0" x 11' 11" (4.567m x 3.620m)

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

Conservatory - 12' 6" x 6' 3" (3.8m x 1.9m)

Side and rear aspect double glazed windows and French doors to garden, power and laid to carpet.

Kitchen - 11' 4" x 10' 5" (3.460m x 3.164m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, electric hob with extractor over, double electric oven, plumbing for dishwasher, space for fridge/freezer, tiled splash back and tiled flooring.

Utility Room - 10' 5" x 5' 7" (3.166m x 1.701m)

Rear aspect double glazed window, range of wall and base units with worktop over, single bowl sink, plumbing for washing machine, space for tumble dryer, oil boiler, tiled splashbacks, tiled flooring and double glazed door to rear.

Bedroom Three - 9' 9" x 9' 7" (2.973m x 2.918m)

Side and rear aspect double glazed windows and radiator.

Bathroom

Rear aspect double glazed window, bath with shower over, wash hand basin, WC, luxury vinyl tiled flooring and chrome heated towel rail.

Landing



Storage cupboard and doors to:

Bedroom One - 18' 8" x 15' 5" (5.7m x 4.7m)

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

En-Suite Shower Room

Rear aspect double glazed Velux type window, shower cubicle with electric shower, wash hand basin, WC, laminate flooring and chrome heated towel rail.

Bedroom Two - 13' 1" x 10' 6" (4m x 3.2m)

Side aspect double glazed round window, rear aspect double glazed Velux type window, laid to carpet and radiator.

Dressing Room - 11' 10" x 7' 7" (3.6m x 2.3m)

Rear aspect double glazed Velux type window, laid to carpet and radiator.

Detached Double Garage

Two up and over doors to front, power, lighting and access to loft room/storage space via ladder.

Driveway

Gravelled driveway providing off road parking for up to 5 cars.

Garden

Initial patio area leading to a lawned garden with a range of mature trees and shrubs, shed, path leading to garage, backing onto a field with lovely views to rear and front.

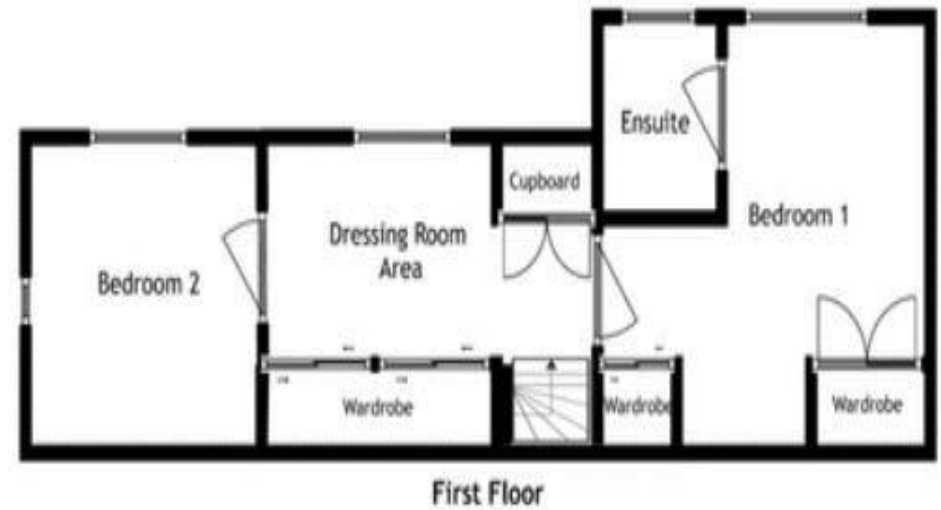
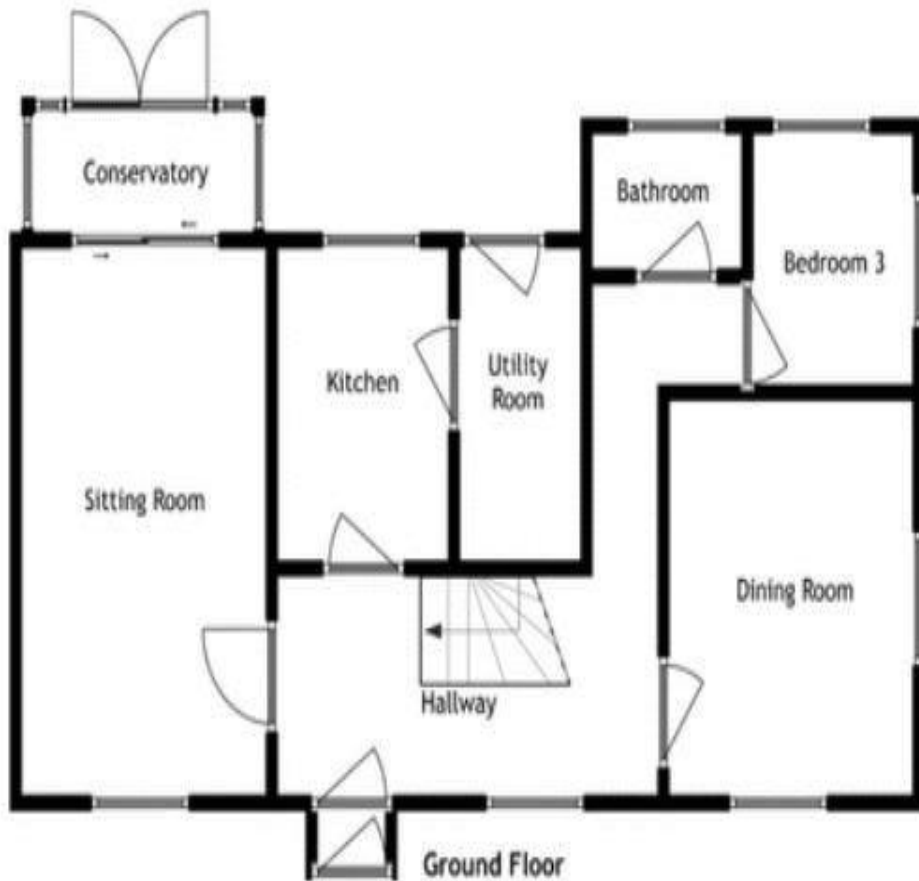
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We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. 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 Silver Street in South Petherton, proceed on to East Lambrook Road and continue onto Silver Street. At the junction bear right onto Hawthorn Hill where the property is situated on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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