



FOR SALE



Full video walk - through

Higher Odcombe, BA22 8UR
Offers in Excess of £485,000



ORCHARDS
ESTATES

Offered with no chain, this spacious four bedroom detached family home situated in a quiet village location comes with the added benefit of off road parking, garage and a generous garden. The well presented accommodation comprises large sitting room, open plan kitchen/diner, snug, study/playroom and useful utility room and downstairs cloakroom on the ground floor. On the first floor are four double bedrooms and the family bathroom. To the front of the property is off road parking and an integral garage and to the rear a generous and private enclosed garden. An early viewing comes highly recommended to fully appreciate all that is on offer in this highly sought after location.

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LOCATION

Higher Odcombe is a small hamlet with origins recorded in the Domesday Book. The area is notable as it sits on the crest of a hill and offers a well known and popular public house (The Mason's Arms). The larger village of Odcombe which is situated on the edge of Ham Hill Country Park with yet another hugely popular public house (The Prince of Wales). The surrounding villages of Montacute, Stoke Sub Hamdon and West Coker offer an excellent range of day to day facilities and the regional centre of Yeovil is situated within a short drive. There is a wide range of shopping, business and leisure facilities as well as a mainline rail connection. Ham Hill Country Park has a variety of walks and stunning views across South Somerset.

Entrance Hall

Double glazed door to front with storm porch over, wood laminate flooring, radiator and stairs to first floor.

Sitting Room - 19' 1" narrowing to 10' 11" x 0' 0" (3.325m x 0m) x 16' 1" (5.8140m x 4.890m)

Front and side aspect double glazed windows, feature Ham stone open fireplace with grate, wall lights, floor laid to carpet and two radiators.

Snug - 12' 3" x 12' 0" (3.734m x 3.665m)

Rear aspect double glazed window, inset spot lights, range of base units with worktop and shelving to alcoves, laid to carpet and radiator.

Kitchen/Diner - 18' 11" narrowing to 9' 0" x ' ' (2.748m x m) x 21' 1" (5.757m x 6.428m)

Fitted kitchen comprising a range of wall and base units with Corian worktops over. ceramic sink and drainer, integrated dishwasher, space for fridge/freezer, double electric oven, six ring gas hob, extractor, wall and spot lights, two Velux type windows to dining area, tiled floor and two radiators.

Utility Room - 8' 10" x 6' 0" (2.694m x 1.828m)

Range of wall and base units with worktops, single stainless steel sink with drainer, tiled floor, space for washing machine, door to garage and door to study.

Cloakroom - 4' 9" x 3' 8" (1.441m x 1.112m)

Front aspect double glazed window, wash hand basin, WC, heated towel rail and tiled floor.

Study/Playroom - 16' 2" x 6' 5" (4.938m x 1.964m) narrowing to 5' 8" x ' ' (1.720m x m)

Double glazed door to front, double glazed window to rear, wall lights, wood laminate floor and radiator.

Landing - 14' 2" x 7' 1" (4.311m x 2.164m)

Front aspect double glazed window, access to loft, laid to carpet and airing cupboard.

Bedroom One - 11' 0" x 16' 3" (3.348m x 4.950m)

Front aspect double glazed window, ceramic wash hand basin with mixer tap with two drawer unit, laid to carpet, and radiator.



Bedroom Two - 10' 3" x 10' 11" (3.112m x 3.333m)

Front aspect double glazed widow, laid to carpet and radiator.

Bedroom Three - 12' 11" x 9' 1" (3.946m x 2.765m)

Rear aspect double glazed window, pedestal wash hand basin, laid to carpet and radiator.

Bedroom Four - 8' 4" x 10' 5" (2.551m x 3.181m)

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

Bathroom - 7' 1" x 7' 10" (2.150m x 2.397m)

Rear aspect double glazed window, bath with hand shower over, WC, corner shower with glass doors, part tiled walls, tiled floor and heated towel rail.

Integral Garage - 16' 6" x 9' 2" (5.027m x 2.788m)

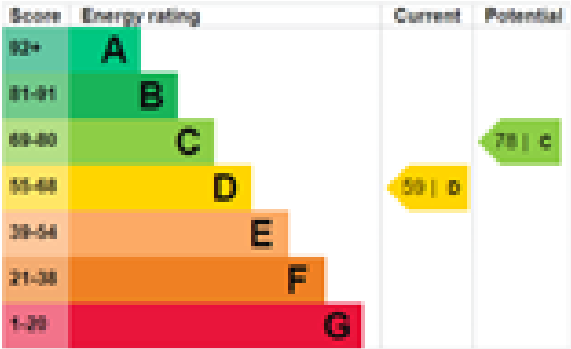
Electric roller door, double glazed window to side, gas boiler, power and lighting.

Front Garden

Hard standing providing parking for 2-3 cars, door to garage, lawned area to side with shrubs and tree, fenced and hedged boundaries, gate to side providing access to rear garden

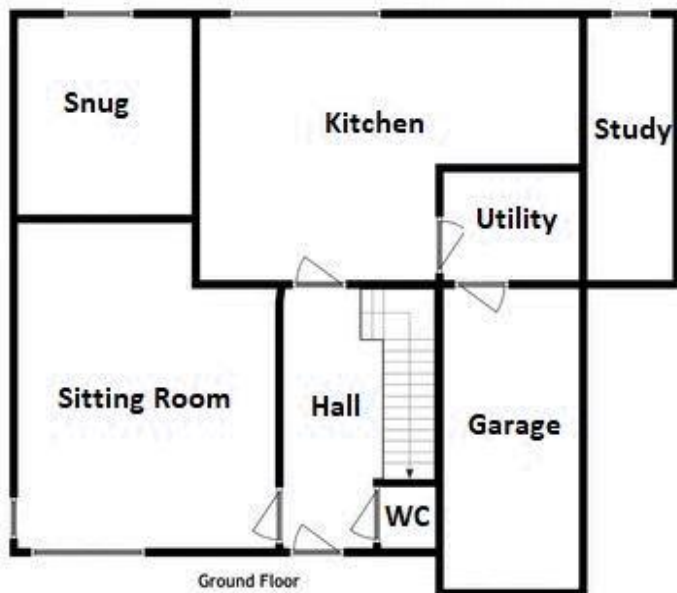
Rear Garden

Initial paved terrace with steps leading up to lawned area, wooden shed, gate leading to path to side of house giving access to front, shrubs and trees, ornamental pond, covered decked seating area to rear of garden, paved path to side running full length of garden, fenced and hedged boundaries.



Directions

From our pleasant offices at the Duchy of Cornwall business park in Stoke Sub Hamdon follow North Street into the centre of the village. Turn left and then immediately right at the junction onto Ham Hill. Follow this road for approximately 3 miles until you enter into the village of Odcombe. As you come to a junction, take the right hand turn into Street Lane and then the left into Westbury Gardens where the property will be found on the left 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.



01460 477977 or 01935 277977



www.orchardsestates.com

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



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