



FOR SALE



Full video walk - through

East Stoke, Stoke-Sub-Hamdon, TA14 6UQ

Offers Over £535,000



ORCHARDS
ESTATES

Substantial family home offering versatile accommodation with the added benefit of a driveway, a garage, a generous garden with outside swimming pool and a self contained one bedroom flat. On the ground floor you are greeted via an inviting entrance hall with impressive staircase leading to the first floor. There is also a large lounge/diner, a sun room, a kitchen/breakfast room, utility room, downstairs shower room and additional reception room/study. On the first floor are two double bedrooms and a family bathroom. On the top floor is a further master bedroom with ensuite toilet and an additional store room. Adjacent to the property is a one bedroom self contained flat which would make an ideal extra income or a useful annex for a family member. The flat comprises sitting room, kitchen, double bedroom and bathroom. There is also a terrace leading from the kitchen with stairs down to the garden. To the front of the property is a driveway providing off road parking for up to 4 cars, an integral garage and to the rear a good size garden. Offering so much potential and situated in this sought after village, an early viewing comes highly recommended to fully appreciate all that is on offer.

Offers Over £535,000



LOCATION

Within Stoke Sub Hamdon you will find 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 - 11' 7" x 3' 5" (3.534m x 1.047m)

Single glazed door to front, front and side aspect single glazed panels, tiled flooring and double glazed door to hallway.

Hallway

Stairs to first floor, under stairs cupboard, wall lights, laminate flooring and radiator.

Lounge/Diner - 23' 8" x 16' 1" (7.215m x 4.896m) at widest point

Rear aspect double glazed window, feature fireplace with gas fire, laid to carpet, wall lights, double glazed door to sun room, double glazed French doors to sun room and two radiators.

Sun Room - 8' 5" x 5' 11" (2.558m x 1.800m)

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

Kitchen/Breakfast Room - 14' 2" x 10' 11" (4.310m x 3.335m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, gas hob with extractor over, gas oven, plumbing and space for dishwasher, splash backs, radiator and double glazed French doors to rear.

Workshop - 6' 0" x 5' 3" (1.841m x 1.590m)

Work area, shelving, side aspect single glazed window, power and lighting.

Side Porch - 5' 7" x 4' 4" (1.700m x 1.327m)

Part tiled walls, wall hung wash hand basin, tiled floor and double glazed door to garden.

Utility Room - 6' 4" x 3' 4" (1.926m x 1.020m)

Wall units and shelving, large storage cupboard with window to side and shelving, space for fridge/freezer, space for under counter fridge/freezer and vinyl flooring.

Inner Hall

Tiled flooring, built in storage and shelving, door to rear of utility cupboard for the flat.

Shower Room - 6' 3" x 5' 3" (1.899m x 1.609m)

Front aspect double glazed window, shower cubicle, wash hand basin with vanity unit, WC, range of wall and base units with worktop and sink, space for tumble dryer, half tiled walls, laminate flooring and chrome heated towel rail.

Reception Two/Office - 10' 4" x 9' 11" (3.149m x 3.020m)

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

Landing

Gallery landing, front aspect double glazed window, stairs to attic rooms, laid to carpet and radiator. (Doors leading to inner hall for the flat)

Bedroom Two - 15' 4" x 11' 7" (4.674m x 3.534m)

Rear aspect double glazed window, range of built in wardrobes and cupboards, laid to carpet and radiator.



Bedroom Three - 12' 5" x 8' 11" (3.796m x 2.717m)

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

Bathroom

Front aspect double glazed window, bath with mixer taps and shower attachment, shower cubicle, two wash hand basins with vanity unit, WC, tiled walls, vinyl flooring, fan heaters and radiator.

Attic Landing

Eaves storage and doors to:

Master Bedroom - 14' 7" x 12' 9" (4.448m x 3.881m)

Two Velux type windows to front, built in wardrobe, built in cupboards and laid to carpet.

Attic EnSuite

Laid to carpet, wash hand basin and WC.

Attic Store Room - 16' 8" x 16' 0" (5.085m x 4.882m)

Fully boarded, roof window, power and lighting.

FLAT

Entrance Porch – Double glazed door to front, vinyl flooring and door to:

Hall – Stairs to flat, vinyl flooring and storage cupboard with plumbing and space for washing machine.

Sitting Room - 11' 9" x 9' 4" (3.576m x 2.852m)

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

Kitchen - 12' 4" x 10' 11" (3.768m x 3.339m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, space for cooker, space for fridge/freezer, radiator, vinyl flooring and double glazed door to terrace.

Bedroom - 14' 5" x 10' 2" (4.395m x 3.103m)

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

Shower Room

Front aspect double glazed window, shower cubicle, pedestal wash hand basin with tiled splash back, WC, vinyl flooring and chrome heated towel rail.

Inner Hall

Door from main house and doors to kitchen, bedroom and shower room.

Garage

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

Driveway

Tarmac driveway with turning space, lawned area with trees and shrubs, enclosed by wall and fencing with gated access to side

Rear Garden

Initial patio area partially covered with gate to side, shed, swimming pool, pond and rockery leading onto a large lawn with greenhouse, planted borders of mature shrubs and fruit trees, another shed and a metal shed, additional pond, vegetable patch enclosed by fencing with access to side.

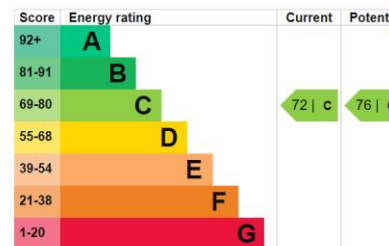
Directions

From the A303 turn right in to Stoke-sub-Hamdon and follow the road. Turn left at the top of North Street into High Street. Continue along this road and past the Co-op convenience store. The property will be found on the right hand side opposite Stancheater Academy.

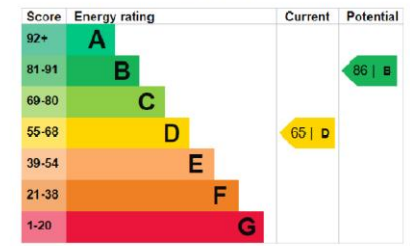
AGENTS NOTE

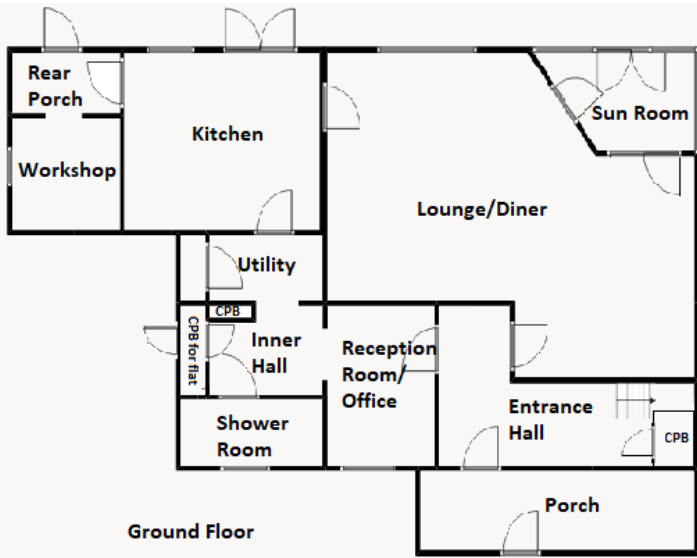
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, 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.

The Annex, Fairhaven

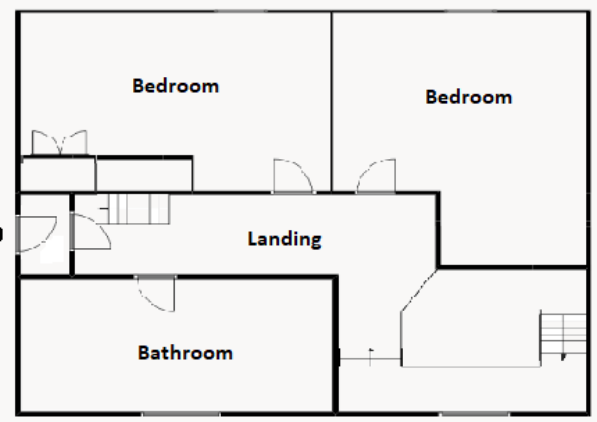


Main House - Fairhaven

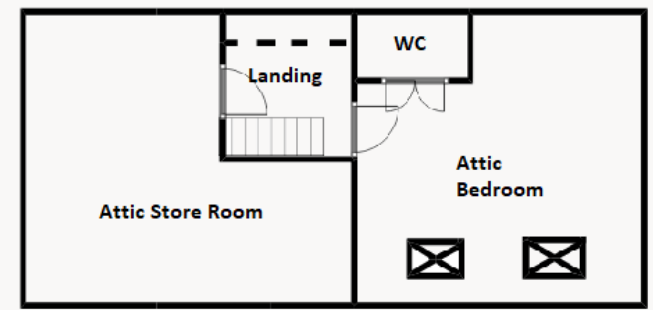




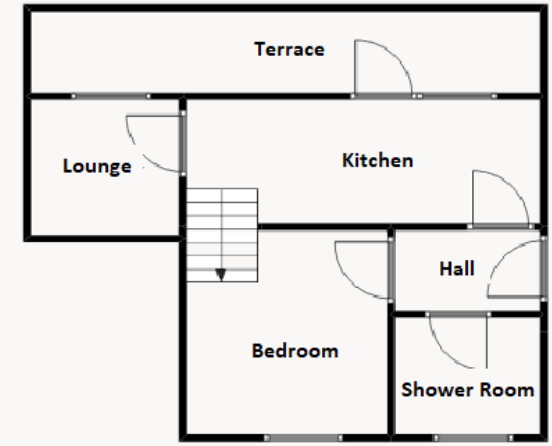
Ground Floor



First Floor



Attic



Flat



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARDS
ESTATES

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

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.