



360° Degree Virtual Tour

FOR SALE

Bramley Fields, Norton Sub Hamdon, TA14 6AA

£450,000



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ESTATES

Substantial 4 bedroom family home situated within a modern development which has been sympathetically designed to fit in with the surrounding historic and picturesque village of Norton Sub Hamdon. Briefly, the accommodation begins with an inviting entrance hall opening to a well equipped, full-length, kitchen/diner with French doors opening out to the garden, a spacious sitting room and a useful downstairs cloakroom/utility. Upstairs are four bedrooms, master with en-suite shower room and the family bathroom. To the rear of the property is a gorgeous well kept enclosed garden with initial patio area, lawn, summer house, gated access to the off road parking spaces and a personal door to the garage.

No onward chain.

Gas fired central heating.

£450,000



LOCATION

The village of Norton Sub Hamdon has a very good range of local amenities which includes a public house (The Lord Nelson has a 4.5 Star Tripadvisor rating), community shop (open six days a week), cafe (open four days a week) and a post office. There is also a regular bus service with a request stop 20 metres from the property with links to Yeovil, Crewkerne and South Petherton. There is also a primary school (Ofsted Rated: GOOD), church and village hall. Further facilities are available close by in the neighbouring villages of South Petherton and Stoke sub Hamdon with doctors surgeries, dentists, veterinary practices as well as a range of other shopping, dining and entertainment options. Within a few miles is the market town of Crewkerne which has a Waitrose supermarket and mainline rail link to London Waterloo. Yeovil is the commercial centre for the area and has an excellent range of shops, sports clubs, garages, hospital, cinema, restaurants and a variety of Supermarkets. The area is also well served by state and independent schools including Hazlegrove at Sparkford, The Park School at Yeovil, Millfield in Street as well as Huish Episcopi in Langport. The road links in the area are excellent, with the A303 trunk road which runs from Exeter to London only a short distance away, while the M5 (Junction 25) can be found at Taunton.

Sitting Room 20' 10" x 10' 5" (6.354m x 3.178m)

Front aspect double glazed window, laid to carpet with under floor heating, wood panelling to wall and double glazed French doors to garden.

Kitchen/Diner 20' 11" x 16' 8" (6.372m x 5.070m) 'L' shaped

Front and rear aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, island unit, double bowl sink, gas hob with extractor over, double electric oven, space for American style fridge/freezer, integrated dishwasher, vinyl flooring with under floor heating and double glazed French doors to garden.

Cloakroom/Utility 4' 9" x 2' 5" (1.458m x 0.725m)

Rear aspect double glazed window, wall and base unit, worktop, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, vinyl flooring with under floor heating and gas boiler.

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

Bedroom One 11' 11" x 9' 3" (3.644m x 2.810m)

Front aspect double glazed window, range of fitted wardrobes with sliding doors and dressing table, laid to carpet and radiator.

En-Suite 7' 0" x 5' 6" (2.133m x 1.665m)

Rear aspect double glazed window, shower cubicle, wash hand basin with vanity unit, WC, tiled walls, vinyl floor, shaver socket and chrome heated towel rail.

Bedroom Two 10' 7" x 10' 0" (3.224m x 3.044m)

Front aspect double glazed window, alcove with shelving and hanging space, vinyl floor, wood panelling and radiator.

Bedroom Three 10' 7" x 7' 2" (3.216m x 2.175m)

Rear aspect double glazed window, vinyl floor and radiator.

Bedroom Four 9' 0" x 8' 8" (2.745m x 2.630m)

Rear aspect double glazed window, vinyl flooring and radiator.

Bathroom 8' 1" x 7' 11" (2.454m x 2.415m)

Front aspect double glazed window, bath with mixer taps, shower cubicle, wash hand basin with vanity, tiled walls, vinyl flooring, extractor fan and chrome heated towel rail.

Parking Off road for up to 2 cars in front of garage.

Garage Up and over door, power, lighting, roof space and personal door to side to garden.

Front Garden Laid mainly to lawn with pathway to front door enclosed by railings.

Rear Garden Initial patio area leading to lawned garden with steps down to summerhouse, outside tap, gated access to parking area and door to garage.

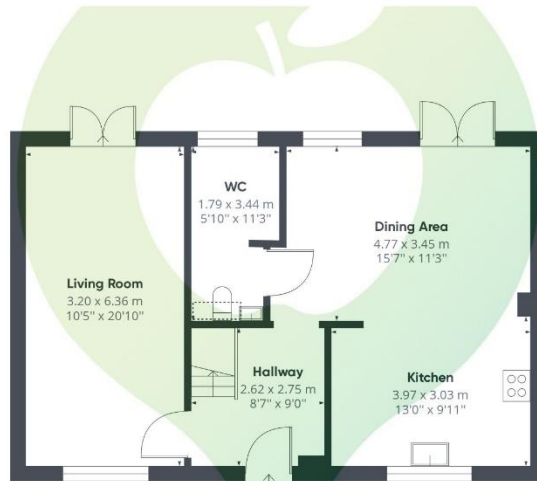
Summerhouse 11' 8" x 9' 8" (3.561m x 2.950m)

Window to front, bar area, double doors, power and lighting.

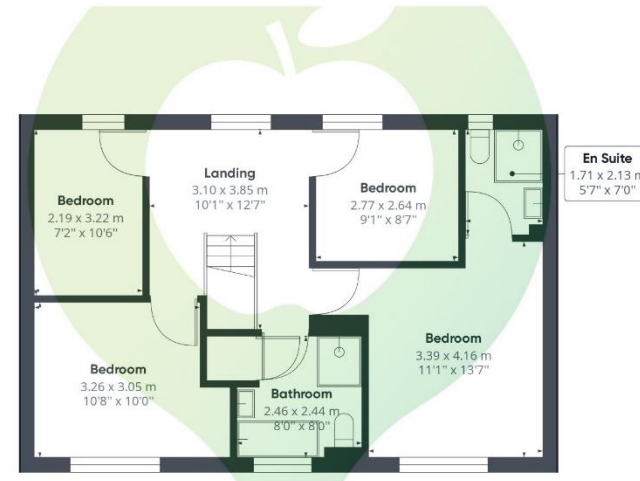


Directions

Using the community shop and post office in Norton sub Hamdon as your starting point, head North on New Road. As you approach the edge of the village and before the large fields is a left hand turn into Bramley Fields. The property will be found on your left and will be easily identifiable with an Orchards Estates FOR SALE Swing Board and one of our experienced team will be there to meet you and answer any questions you may have.



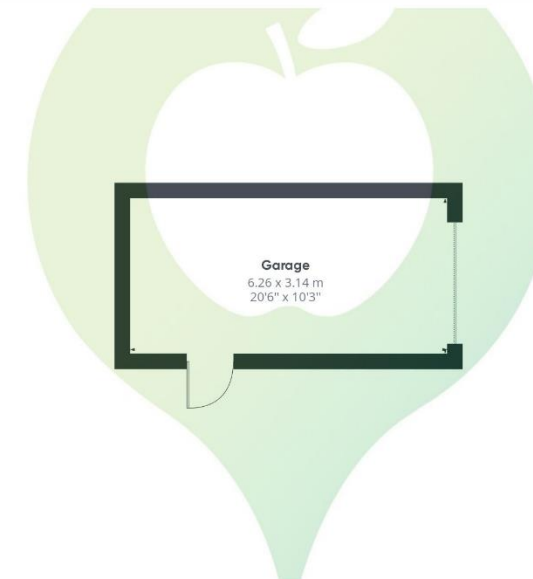
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Floor 1 Building 3



Approximate total area⁽¹⁾

152.14 m²

1637.66 ft²

Reduced headroom

0.34 m²

3.65 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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