



FOR SALE



Full video walk - through

West Street, Stoke-Sub-Hamdon, TA14 6QL

£460,000



ORCHARDS
ESTATES

Detached house situated in a sought after position on West Street, Stoke sub Hamdon nestled at the foot of Ham Hill Country Park. The accommodation has been extended on the ground floor to provide 3 reception rooms with the rear room offering a lovely view over the extensive and very private rear garden. Set back from the road on its own private driveway with space for up to 5 vehicles, the property comes with a garage to the side with separate entrance. The property itself is accessed through a porch with inner doors to hallway and then stairs to first floor. On the ground floor is the original dining room to the front which is currently used as a large office or could work as a 4th bedroom. The original sitting room is dressed as a large dining room with double doors opening to the rear facing sitting room with wonderful views to the rear garden. Also on this floor are the kitchen with internal door to the garage and downstairs cloakroom. Upstairs are 3 bedrooms, the master is extremely large with front and rear aspect windows, the 2nd is also a large double with built in wardrobes. The bathroom is also on this floor. The rear garden is well fenced and private with a choice of seating areas set in mature shrubbery with fruit trees, raised beds and prepared areas for planting your own fruit and vegetables. The garden has an outlook to the surrounding blackcurrant fields to the rear. Having been built in 1969, the property boasts larger than normal windows which provide a lot of natural light and nice views.



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdresser, chemist, veterinary surgery, doctors, 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.

Approach

Set back from the road behind a walled frontage with mature shrubbery the property is accessed over a private driveway with space for up to 5 vehicles and access to the garage and front porch.

Entrance Porch

Door to front with full length window, side window and inner door to entrance hall. Tiled floor.

Entrance Hall

Spacious area with glazed door and full length window from the porch, side aspect double glazed window, stairs to first floor, under stairs cupboard housing the Air Heating system which is piped and vented throughout the house. Additional storage cupboard and laid to carpet.

Home Office - 12' 3" x 8' 9" (3.74m x 2.66m)

Ground floor home office or would work just as well as a bedroom. With front aspect double glazed window and laid to carpet.

Dining Room - 17' 11" x 11' 10" (5.46m x 3.61m)

With a large front aspect double glazed window, open Hamstone fireplace, door linking to the entrance hallway and rear interior French doors opening to the sitting room. Laid to carpet.

Sitting Room - 14' 2" x 18' 7" (4.32m x 5.66m)

Part of a ground floor extension carried out several years ago, this room has been designed to offer a private and light space overlooking the private rear garden. With a large rear aspect double glazed window and a set of double glazed patio doors providing direct access to the outside space. Laid to carpet.

Kitchen - 15' 7" x 9' 6" (4.75m x 2.89m)

With a large double glazed window providing a nice view to the garden, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, space for cooker, integrated dishwasher, integrated under counter fridge, tiled splash backs and tiled flooring. The kitchen has a direct door accessing the garage space.

Cloakroom

Situated on the ground floor and access through an inner hallway. Wash hand basin and WC.

Master Bedroom - 17' 10" x 11' 11" (5.44m x 3.62m)

A very spacious and light room with front aspect double glazed window offering views across orchards and a rear aspect double glazed window with views across the rear garden and blackcurrant fields. Triple built in wardrobes and wood flooring.



Bedroom Two - 11' 8" x 11' 9" (3.55m x 3.58m)

With front aspect double glazed window, double built in wardrobes and walk in wardrobe with double glazed window to side. Laid to carpet.

Bedroom Three - 8' 11" x 8' 9" (2.73m x 2.66m)

With rear aspect high level double glazed window and built in double wardrobe. Laid to carpet.

Bathroom - 5' 7" x 8' 10" (1.71m x 2.7m)

Rear aspect double glazed window, suite comprising bath with shower over, separate shower cubicle, pedestal wash hand basin, WC, half tiled walls, vinyl floor and heated towel rail.

Garage - 17' 1" x 11' 10" (5.197m x 3.595m)

Up and over door to front, pitched roof with storage, space for fridge/freezer, plumbing for washing machine, power, lighting and personal door to front and rear.

Rear Garden

Approximately 42 metres (132ft) long and almost 14 metres (44ft) wide, this is a garden that simply needs to be viewed to appreciate the space, privacy and outlook. With a range of mature shrubbery, fruit trees and planting area ideal for those seeking a bit more of the 'Good Life'.

Additional Information

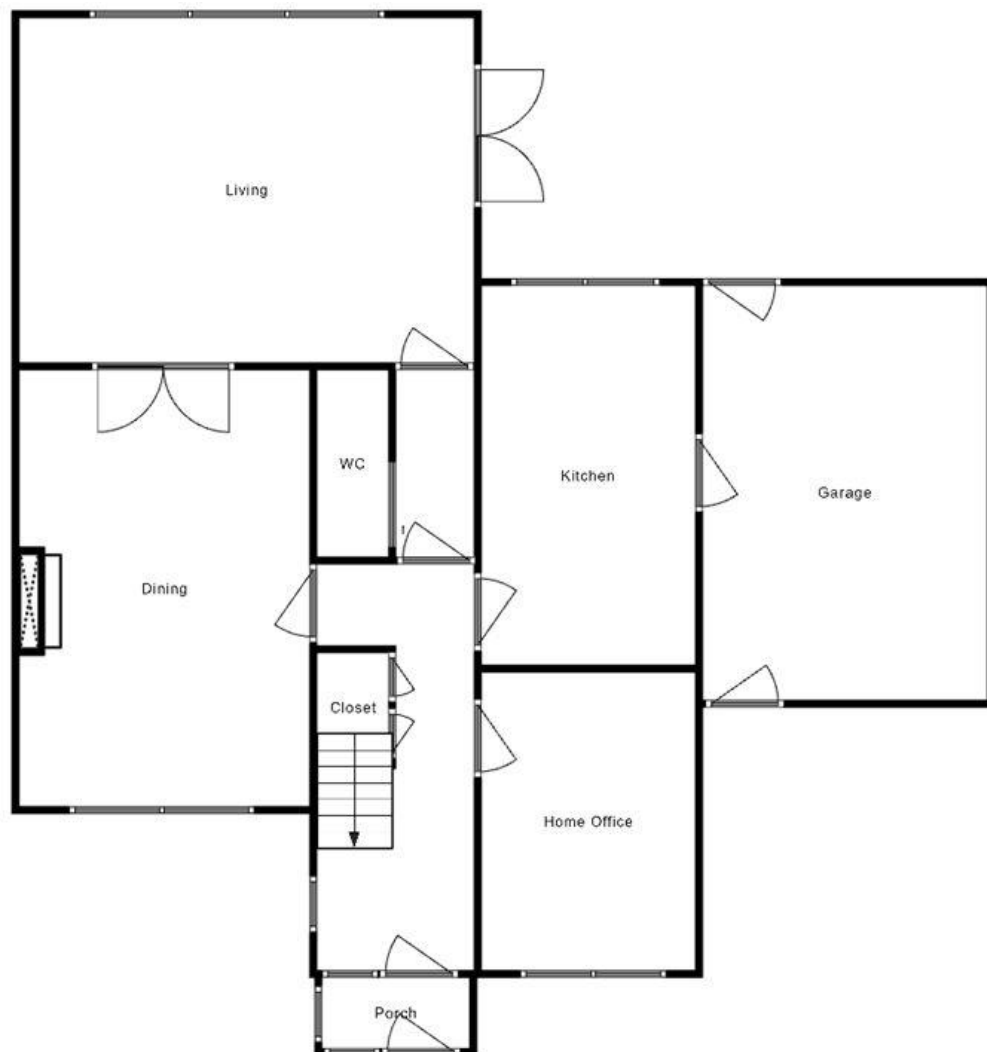
The heating system is a warm air vented system which is plumbed and vented throughout the house (apart from the living room which has a storage heater). There is gas available in the road, however, there is no connection to the property. Options available to upgrade the heating system if so desired range from upgrading the existing system to installing solar panels, below are some examples and costings obtained from the Checkatrade website on 9th May, 2023 which states that the average cost for replacement of a warm air heating system in the UK is estimated at: Upgrade existing Warm Air Heating system (£3,000) Install new Gas Combi, Pipework and Radiators (£10,120) Install Electric Central Heating System (£4,370) Installed Ground Source Heat Pump The figures provided are for guidance only.

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 our Office at the Duchy of Cornwall Workshops and business park, head north on Great Field Lane. At the T junction right right onto West Street. Follow this road until you come to number 76A which is just before West Eng Garage. There is ample parking and one of the team from OrchardsEstates will be there to greet you and show you around.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		



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www.orchardsestates.com



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