



**FOR SALE**

Ham Hill, Stoke-Sub-Hamdon, TA14 6RW

£325,000



Full video walk - through



**ORCHARDS**  
ESTATES

Set in an elevated position on Ham Hill and enjoying amazing countryside views, is this semi detached character home occupying a generous plot of approximately 1/3 of an acre. The accommodation comprises two reception rooms, spacious kitchen/diner, an orangery and a useful downstairs shower room. Upstairs are two double bedrooms and a family bathroom. Opposite the property is a layby with parking available for up to 2 cars. The generous garden extends to the side of the property and offers a quiet enclosed retreat where you can sit and take in those lovely views of the surrounding countryside. Offered with no chain and with scope to extend and improve the property to create a wonderful family home in a highly sought after village location, an early viewing comes highly recommended.

£325,000



## LOCATION

Within Stoke Sub Hamdon there is 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 Hall

Double glazed door to side, laid to carpet, stairs to first floor and radiator.

### Living Room - 11' 0" x 10' 10" (3.352m x 3.307m)

Front aspect double glazed window with stunning views, feature fireplace, laid to carpet and radiator.

### Kitchen/Diner - 16' 11" x 13' 2" (5.166m x 4.025m)

Front and side aspect double glazed windows, range of fitted wall and base units with worktops over, single bowl sink, space for cooker, space for fridge/freezer, plumbing for washing machine, tiled splash backs, laid to carpet and radiator.

### Reception Two - 17' 11" x 9' 1" (5.470m x 2.762m)

Side and rear aspect double glazed windows, laid to carpet, double glazed patio doors to orangery and radiator.

### Orangery - 12' 6" x 5' 6" (3.812m x 1.671m)

Side and rear aspect double glazed windows, laminate flooring and double glazed door to side.

### Shower Room - 5' 3" x 4' 11" (1.593m x 1.496m)

Rear aspect double glazed window, laminate flooring, shower cubicle with electric shower, wash hand basin with vanity unit, WC, extractor fan and chrome heated towel rail.

### Landing

Side aspect double glazed window, laid to carpet and access to loft.

### Bedroom One - 12' 2" x 11' 1" (3.717m x 3.382m)

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

### Bedroom Two - 13' 1" x 8' 0" (3.987m x 2.445m)

Rear aspect double glazed window, corner sink with vanity unit, laid carpet and radiator.

### Bathroom - 12' 5" x 6' 11" (3.772m x 2.109m)

Rear aspect double glazed window, bath with mixer taps, double shower cubicle with electric shower, pedestal wash hand basin, WC, laminate flooring and chrome heated towel rail.

### Front Garden

A gate opens out to some shared steps which in turn lead to a pathway to your front door. There is a raised lawn with stunning views and a side path leading to the rear garden. There is also a gate which opens out to the useful covered courtyard area.

### Rear Garden

Generous lawned garden which wraps around to the side of the property with two sheds and mature shrubs enclosed by stone wall and hedges.



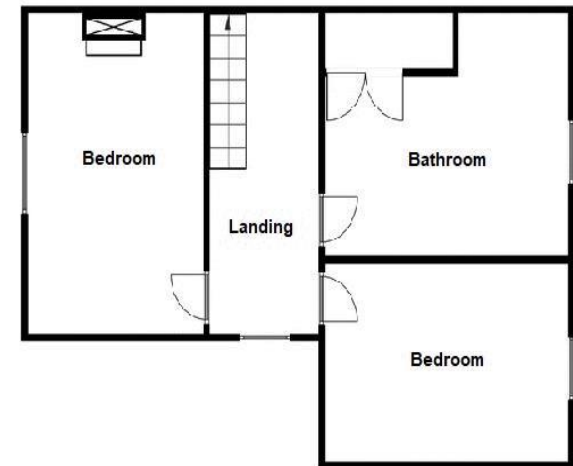
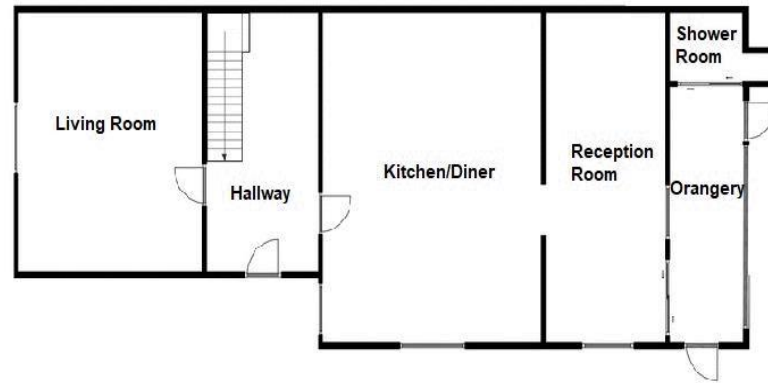
### Parking

There is a layby across from the property which parking available for up to 2 cars which can be leased from the Duchy of Cornwall for approximately £108 per annum.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

### 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 Ham Hill Country Park, simply drive towards Stoke sub Hamdon where the property can be found on the right hand side.

01460 477977 or 01935 277977

[www.orchardsestates.com](http://www.orchardsestates.com)



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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.