



FOR SALE

Stoke-Sub-Hamdon, TA14 6PT

£425,000



Full video walk - through



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Once in a generation such a property comes to the market. Delightful character cottage nestled in Stoke Sub Hamdon at the foot of Ham Hill Country Park with the added benefit of off road parking and stunning far reaching views. The spacious accommodation comprises sitting room with log burner, useful office area, generous kitchen/diner with bi-fold patio doors opening out to the decking area making the most of the amazing views and a handy utility/cloakroom. Upstairs are three good size bedrooms and a bathroom. To the side of the property is a gated driveway providing off road parking for 2 cars and to the rear a lovely garden. With so much on offer, an early viewing comes highly recommended to avoid missing out on this great property in a highly sought after village location.

£425,000



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 Porch

Door to front, window to side and door to sitting room.

Sitting Room - 21' 9" x 12' 5" (6.638m x 3.793m)

Cute and cozy with a low ceiling and feature beam with the benefit of two front aspect and one side aspect double glazed windows, laid to carpet, inglenook fireplace with multi-fuel burner, stairs to first floor, under stairs cupboard, two radiators and steps down to office area.

Office Area - 8' 11" x 8' 7" (2.706m x 2.606m)

Velux type window offering natural light to this space with laminate flooring, a range of fitted storage cupboards, wall lights, radiator and stairs down to kitchen/diner.

Kitchen/Diner - 21' 4" x 12' 4" (6.490m x 3.758m)

Front and side aspect double glazed windows and a large double glazed sliding door to the rear make the most of the natural light and the views which are available from this delightful space and this opens out to the rear decking area which overlooks the rear garden. Fitted kitchen comprising a range of wall and base units with worktops over, island unit with space for under counter fridge and freezer, one and a half bowl ceramic sink, s extractor, plumbing and space for slimline dishwasher, tiled and wood flooring, tiled splash backs, two radiators. The range cooker is to be included in the sale.

Inner Hall - 6' 6" x 3' 3" (1.987m x 0.998m)

Mid level landing area with storage cupboard, airing cupboard with shelving and radiator which opens to;

Cloakroom/Utility - 9' 0" x 6' 2" (2.741m x 1.870m)

Side aspect double glazed window, worktop space, pedestal wash hand basin, WC, plumbing and space for washing machine, space for fridge/freezer, gas boiler, vinyl flooring, half tiled walls and radiator.

Landing - 12' 11" x 3' 4" (3.934m x 1.028m)

Laid to carpet and doors to:

Bedroom One - 11' 5" x 9' 1" (3.475m x 2.767m)

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

Bedroom Two - 9' 10" x 9' 0" (3.004m x 2.732m)

Front aspect double glazed window, double built in wardrobe, laid to carpet, internal window above door to landing/stairs and radiator with loft access hatch.

Bedroom Three - 11' 7" x 9' 2" (3.533m x 2.789m)

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

Shower Room - 8' 0" x 6' 10" (2.438m x 2.082m)

Rear aspect double glazed window with views, walk in double shower with aqua panels, pedestal wash hand basin, WC, half tiled walls, light with shaver socket and vinyl flooring.

Parking

Driveway to side laid to tarmac accessed via gated front.



Front Garden

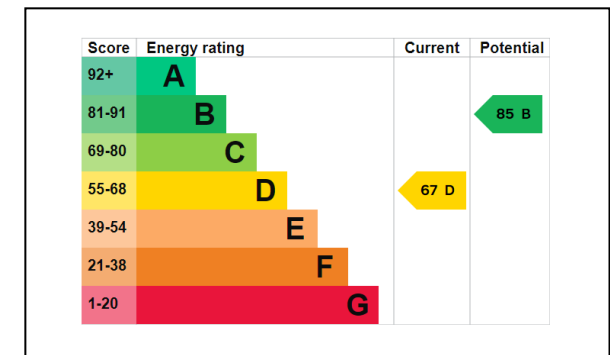
Laid to gravel with planted borders and pathway to front door enclosed by Hamstone wall with gated access.

Rear Garden

This area offers a wide range of spaces which include initial decking area accessed via the kitchen/diner with stunning far reaching views. On one side is a walkway with a tiered garden rockery of mature shrubs and plants. Steps lead down to a lawned garden with summer house (insulated with wifi connection making a lovely office space), shed, pond and greenhouse. Steps lead up to the parking area and further terrace. The garden is enclosed by fencing and hedges with gated access to side.

Additional Information

The property is located outside of the Conservation Area. The property is NOT Listed and there are no Covenants. The boiler is approx 8 years old and has a regular service history. The windows to the front are timber and approx 14 years old, the owner elected to keep them as wood as he felt this was more in keeping with the area. The windows to the rear are uPVC double glazed. Giga broadband is available in the area. Mains Gas, Mains Drainage; Multi-Fuel Stove in Sitting Room.

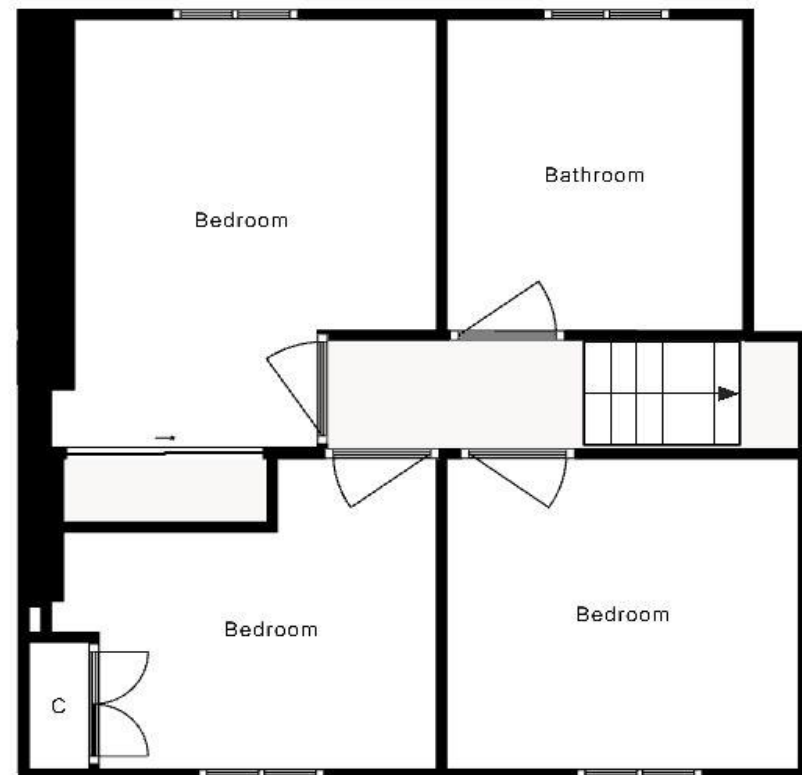
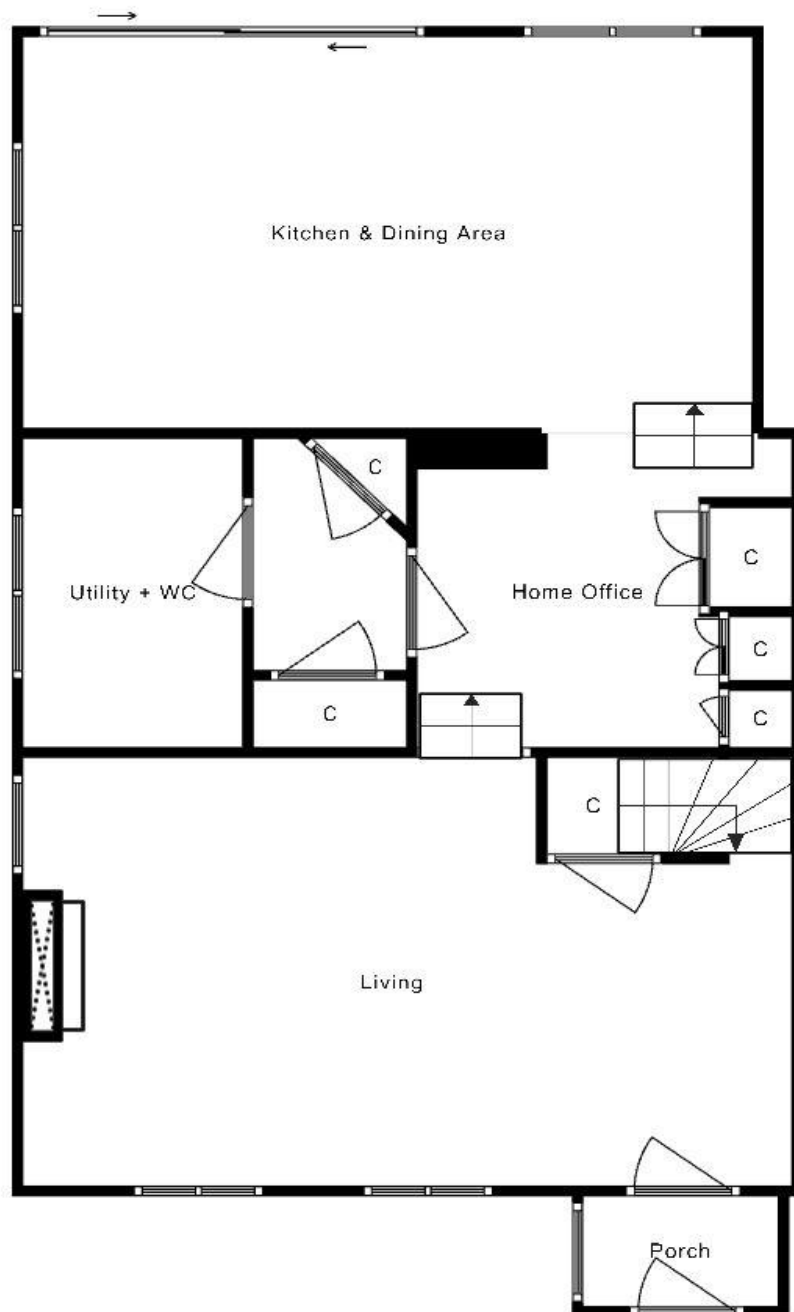


Directions

From our Office in Stoke Sub Hamdon, head North on North Street, at the T Junction turn left and follow the road towards Montacute. You will pass Bonnies Lane on your left, continue onward past the small group of houses on your left, then there is a large gap until the next set of properties on your left. You will see the entrance, please feel free to park in the driveway when you see the easily identifiable OrchardsEstates FOR SALE Sign.

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.



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