



**FOR SALE**



**Full video walk - through**

South Petherton, TA13 5AN

**£800,000**



**ORCHARDS**  
ESTATES



Set in an elevated position enjoying stunning countryside views and yet within easy reach of the plentiful amenities of South Petherton is this spacious detached family home with generous garden, adjoining paddock, double garage and ample off road parking. Presented in excellent order, the versatile accommodation comprises, sitting room, dining room, well equipped kitchen with sun room, separate utility room and downstairs shower room. On the first floor are three double bedrooms, master with en-suite shower room and Juliet balcony overlooking the garden and a family bathroom. On the top floor are two attic rooms and an additional bedroom/office (which could easily be converted to an en-suite). An early viewing comes highly recommended to fully appreciate all that is on offer in this highly sought after location.

£800,000





## LOCATION

South Petherton is a small residential country town with a village atmosphere, set in surrounding countryside circa 1 mile from the A303 roadway and offers a range of shopping facilities, day centre, two schools, library, inns, bank, post office, churches, doctor and veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages. Yeovil lies approximately 10 miles away. Crewkerne (mainline station-Waterloo) is approximately 6 miles. Ilminster 6 miles and the county town of Taunton (M5 motorway and mainline station-Paddington) is approximately 18 miles away.

### Entrance Hall

Single glazed door to front, blue Lias flooring, wall lights, under stairs cupboard and radiator.

### Living Room - 16' 1" x 12' 1" (4.90m x 3.68m)

Front aspect double glazed window with window seat, two side aspect double glazed windows, feature fireplace with gas fire, wall lights, laid to carpet and radiator.

### Dining Room - 13' 0" x 12' 7" (3.96m x 3.83m)

Front aspect double glazed window with window seat, solid oak flooring, feature fireplace with multi fuel burner, wooden beams, wall lights, stairs to first floor, under stairs cupboard and radiator.

### Kitchen - 20' 0" x 14' 1" (6.09m x 4.29m)

Side aspect double glazed window with views, bespoke kitchen comprising a range of wall and base units with granite worktops, island unit with cupboards under and combination oven/microwave, one and a half bowl ceramic sink, integrated dishwasher, large corner fridge, gas Aga range, slate flooring with under floor heating, pantry cupboard and double glazed French doors to the garden.

### Sun Room - 18' 1" x 11' 11" (5.51m x 3.63m)

Three side aspect double glazed windows, one rear aspect double glazed window, two electric Velux type windows, wooden beams, slate floor with under floor heating and double glazed French doors to side to the garden.

### Utility Room - 12' 0" x 8' 1" (3.65m x 2.46m)

Side and rear aspect double glazed windows, range of wall and base units with granite worktop over, butler style sink, large cloaks cupboard, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, slate flooring with under floor heating and double glazed door to garden.

### Shower Room

Side aspect double glazed window, fully tiled shower cubicle, pedestal wash hand basin with tiled splash backs, WC, slate flooring with under floor heating and chrome heated towel rail with radiator.

### Landing

Laid to carpet, oak stairs to attic rooms, under stairs cupboard, light tunnel and radiator.

### Bedroom One - 14' 5" x 13' 5" (4.402m x 4.085m)

Rear aspect double glazed window, double glazed French doors with Juliet balcony overlooking the garden with views, two double built in wardrobes, laid to carpet and radiator. Store Room (4.120m x 2.493m) - Power, lighting, gas boiler and water softener.

### En-Suite

Side aspect double glazed window, fully tiled double shower cubicle, pedestal wash hand basin with tiled splash back, WC, 'Karndean' luxury vinyl tiled flooring, shaver point, spot lights, chrome heated towel rail with radiator.



**Bedroom Two** - 18' 11" x 13' 8" (5.767m x 4.158m)  
Two front aspect double glazed windows with window seats and stunning views, two double built in wardrobes, laid to carpet and radiator.

**Bedroom Three** - 10' 5" x 9' 11" (3.167m x 3.020m)  
Front aspect double glazed window with window seat and stunning views, laid to carpet and radiator.

### Bathroom

Side aspect double glazed window with stunning views, panelled bath, fully tiled double shower cubicle, wash hand basin with feature stand, extractor fan, chrome heated towel rail with radiator and painted wood flooring.

**Attic Bedroom One** - 18' 8" x 13' 0" (5.700m x 3.974m)  
Two Velux type windows, oak flooring, two radiators and glass partition with door to attic bedroom two.

**Attic Bedroom Two** - 13' 0" x 10' 4" (3.961m x 3.146m)  
Two Velux windows, eaves storage, oak flooring and radiator.

**Bedroom Five/Office** - 14' 5" x 9' 9" (4.393m x 2.977m)  
Laid to carpet, eaves storage to both sides and radiator. \*\*There is plumbing in place so this could be converted into an en-suite\*\*

### Front Garden

Steps lead up to a path with gravelled areas to both side, mature trees and box hedges with gated access to side.

### Rear Garden and Paddock

The house benefits from a private garden with a range of patio terraces ideal for entertaining leading onto a well kept lawn with planted borders of mature trees and shrubs and far reaching rural views. Steps lead down to the parking area which in turn leads onto the double garage and car port with gate opening out to the small adjoining paddock with greenhouse, chicken house and store which would be ideal for the budding wildlife enthusiast, chicken keepers or even a secret garden for children to enjoy.

### Double Garage

Electric roller door to front, power, lighting, windows to side and rear, personal door to rear and carport.

### Parking

Initial long driveway leading to the off road parking area which can accommodate several cars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Directions

At the hayes end roundabout take the fourth exit towards South Petherton. Straight over the first mini roundabout and straight over the second mini roundabout. At the end of the road turn right onto Silver Street. Follow this road and the property can be found on the left hand side just before the turning to South Petherton Hospital.

### 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.



This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only



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