



FOR SALE



Full video walk - through

Over Stratton, TA13 5LL

Offers in Excess of £495,000



ORCHARDS
ESTATES

As you arrive onto the private driveway and park in front of the double garage and workshop, you catch a first glimpse of the beautiful gardens. On entering this detached chalet bungalow you can take off your shoes in the porch before stepping into the hallway. The living room with its log burner is homely and welcoming and the ideal place to dry off and warm up. The kitchen/diner is perfect to sit with family and friends and enjoy your meals and a catch up. In addition the upstairs bedrooms and en-suite ensure there is ample room for staying guests. The gorgeous gardens which have been maintained beautifully and wrap around to a vegetable patch, are a gardener's delight and a taste of the 'good life'.

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LOCATION

Over Stratton is a picturesque village set in surrounding countryside and contains a number of character properties, Chapel, Restaurant and Inn. The country town of South Petherton is one mile to the north and offers a wide range of Shops, Schools, Doctor & Veterinary Surgeries, Library, Churches and 'bus services to neighbouring towns and villages. The local Infant and Junior Schools both have 'Outstanding' OFSTED grades. Yeovil is ten miles, Crewkerne (Mainline Station - Waterloo) four, Dorset Coast twenty, the county town of Taunton (M5 Motorway & Mainline Station - Paddington) eighteen and the A303 is joined at the South Petherton roundabout.

Entrance Porch

Double glazed door to side, front and side aspect double glazed windows.

Entrance Hall

Stairs to first floor, larder, airing cupboard, storage cupboard and doors to:

Living Room - 16' 9" x 13' 11" (5.113m x 4.236m)

Feature open fireplace, laid to carpet, radiator and double glazed patio doors to rear.

Dining Room - 11' 10" x 7' 10" (3.603m x 2.395m)

One rear aspect and one side aspect double glazed windows, laid to carpet and radiator.

Kitchen - 11' 11" x 7' 11" (3.622m x 2.403m)

Front and side aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink unit, gas hob, electric oven, space for under counter fridge, under floor heating and tiled splash backs.

Utility Room - 8' 9" x 6' 0" (2.668m x 1.841m)

Front aspect double glazed windows, range of wall and base units with worktop over, single bowl sink, plumbing for washing machine, plumbing for dishwasher, space for freezer, gas boiler and radiator.

Bedroom Three - 11' 10" x 9' 10" (3.60m x 2.99m)

Front and side aspect double glazed windows, built in wardrobe and radiator.

Bedroom Four - 9' 11" x 8' 2" (3.02m x 2.49m) at widest point

Front and side aspect double glazed windows, fitted wardrobe and radiator.

Bathroom

Side aspect double glazed window, bath with shower over, wash hand basin and WC.

Landing

Storage cupboard and doors to:

Bedroom One - 16' 0" x 13' 1" (4.87m x 3.98m)

Side and rear aspect double glazed windows, eaves storage and radiator.

En-Suite

Bath with shower over, wash hand basin, WC and radiator.

Bedroom Two - 14' 1" x 13' 1" (4.29m x 3.98m)

Side and rear aspect double glazed windows, eaves storage and radiator.



Driveway

Driveway providing ample off road parking leading to double garage and workshop.

Double Garage

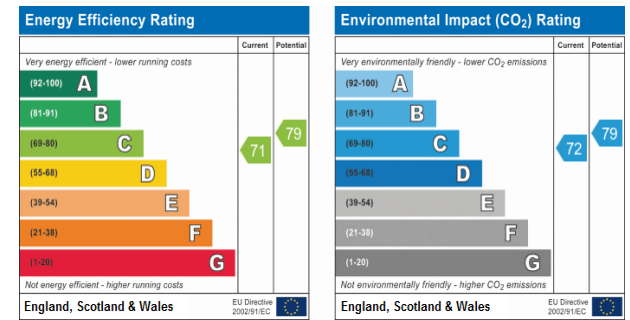
Roller door with power and lighting.

Rear Garden

Mainly laid to lawn with vegetable patch, greenhouse, shed and a range of fruit trees and shrubs.

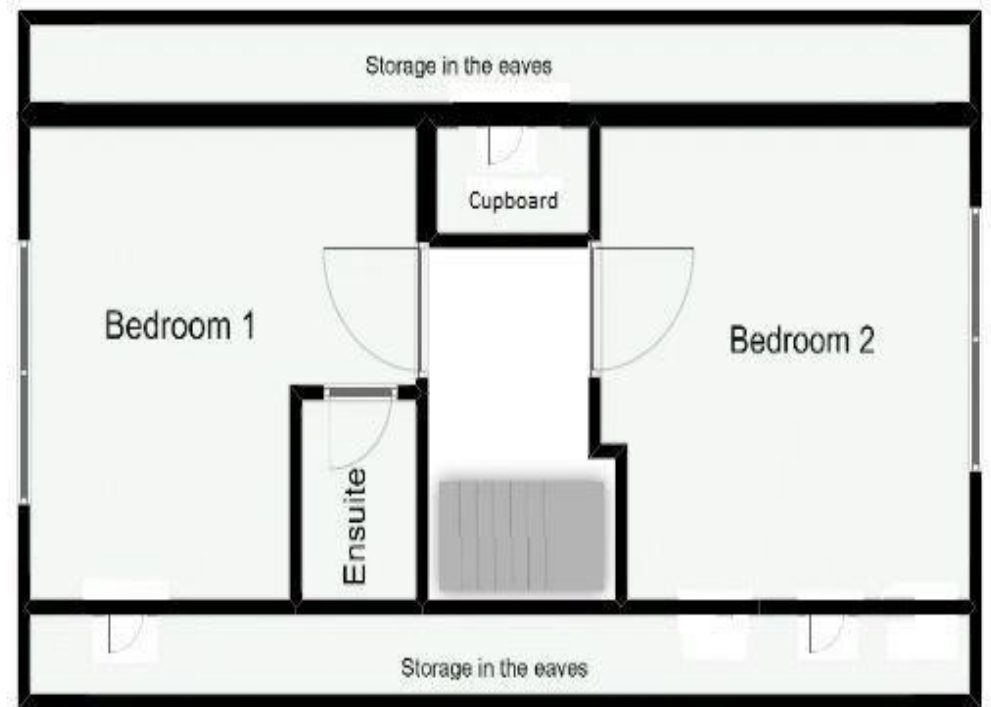
AGENTS NOTE

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

At the Hayes End roundabout on the A303 take the exit onto Harp Road and then take the first left towards Over Stratton. The property can be found on the right hand side just after the Stratton and District Village Hall.



01460 477977 or 01935 277977



www.orchardsestates.com



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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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