



Full video walk - through

FOR SALE

Ham, Nr Chard, TA20 3HP

£430,000



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Substantial detached family home with beautiful landscaped gardens, ample off road parking and garage set in an idyllic position. The accommodation comprises a spacious open plan kitchen/living/dining room with separate utility, a downstairs double bedroom, bathroom and a sun room. Upstairs are a family bathroom and two double bedrooms, one which has a useful store room. To the front is a driveway with parking for several vehicles. The beautiful landscaped gardens wrap around this lovely home providing a tranquil place to sit and relax in gorgeous surroundings.

£430,000



LOCATION

The property sits just back from the A303 between Ilminster and Marsh on the Southern edge of the Blackdown Hills Area Of Outstanding Natural Beauty with far reaching views across traditional open countryside to both front and rear. The market town of Ilminster is some 3 miles to the East providing an excellent range of day to day amenities and the County Town of Taunton is within easy reach some 9 miles to the North, offering superb retail and commercial opportunities, choice of independent schools and intercity rail service (London Paddington).

Entrance Porch

Door to front, side aspect double glazed window, wooden flooring and door to:

Kitchen/Living/Dining Room - 27' 8" x 25' 4" (8.434m x 7.734m)

Front aspect double glazed window, solid oak flooring, feature brick fireplace, stairs to first floor and sliding doors to sun room. Kitchen Rear aspect double glazed window comprising a range of free standing base units and drawers with worktops over, butler style single bowl sink, range style cooker with induction hob, plumbing for dishwasher, pantry, welsh slate flooring, tiled splash backs, door to bathroom and Bedroom 3 and stable door to utility room. Dining Area has oak wood flooring and sliding doors to sun room.

Sun Room - 13' 9" x 12' 11" (4.201m x 3.931m)

Two side and two rear aspect double glazed windows, tiled flooring and double glazed french doors to side opening to the garden with initial patio area.

Utility Room

Door to rear, single bowl sink, plumbing for washing machine, welsh slate flooring, LPG gas boiler and extractor fan.

Bathroom

Downstairs bathroom with double glazed window to side, welsh slate tiled floor, free standing roll top bath, wash hand basin with vanity unit and WC.

Bedroom One - 15' 0" x 12' 11" (4.568m x 3.948m)

Front and side aspect double glazed windows with views across the country side, solid wood flooring, under floor heating, access door to the eaves to a store room which houses the under floor heating system and provides extra storage.

Bedroom Two - 9' 3" x 14' 4" (2.811m x 4.367m)

Front aspect double glazed window with views across the countryside, solid wood flooring with under floor heating.

Bedroom Three - 6' 6" x 12' 10" (1.993m x 3.924m)

Front aspect double glazed window with views of the garden, oak wood flooring and feature brick wall.

Family Bathroom

Side aspect double glazed window, bath with shower over, pedestal wash hand basin, WC, wooden flooring, under floor heating and tiled splash backs.

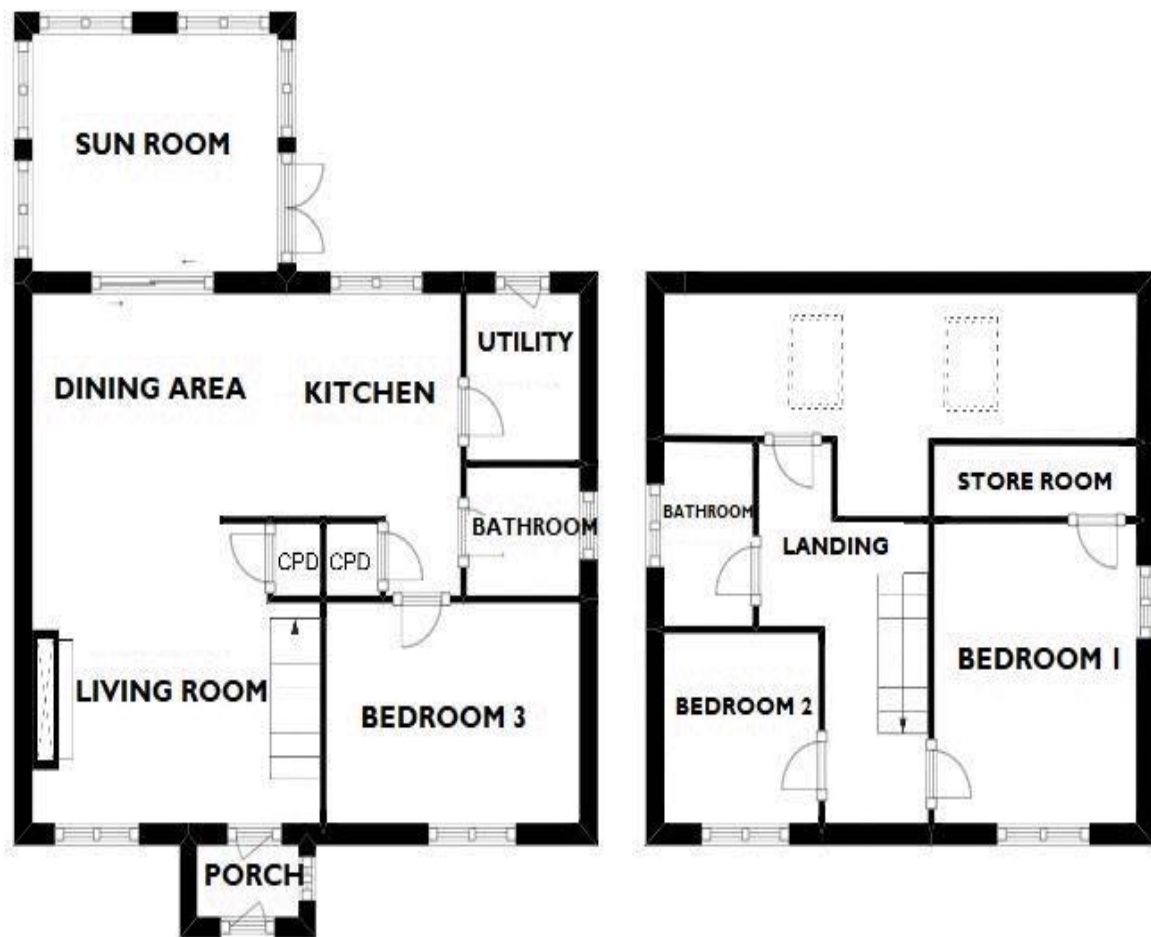
Gardens

The mature garden has been lovingly cared for by the current owners and wraps around the property. Accessed by the front gates, it is laid to initial gravelled area which leads to a well maintained lawn with fish pond, various outbuildings, which have electric and water and a variety of fruit trees. Beyond the gates is off road parking for 4/5 cars with access to a garage.

Garage 29' 6" x 11' 7" (8.990m x 3.535m)

Wooden double doors to front, power and lighting and plumbing.





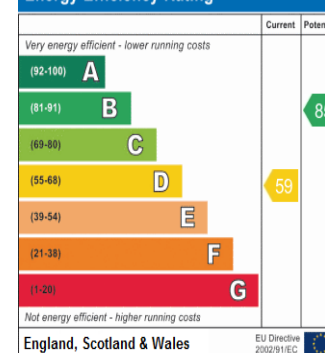
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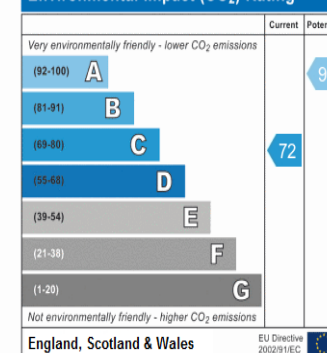
Directions

From the A303 Ilminster travel 1.2 miles south along the A303 towards Exeter as you start to climb the hill the property can be found on the right hand side, easily identifiable by our distinctive For Sale board.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



01460 477977 or 01935 277977



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