



FOR SALE

Tiptoft, Stoke-Sub-Hamdon, TA14 6PD

£390,000



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Set on a quiet road this modern four bedroom home with off road parking and garage is situated in the picturesque village of Stoke Sub Hamdon.

Briefly comprising entrance with door to cloakroom, inner door opening the sitting room with side and front aspect windows and stairs to the first floor and an open fire with Hamstone surround.

To the rear is the kitchen/diner with rear door opening to the enclosed rear garden, ideal for family or pets.

Upstairs are 4 bedrooms, the master with a large ensuite and a sizeable bathroom.

Viewing is recommended to appreciate all this property truly has to offer.



£390,000



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdressers, pharmacy, 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.

Approach

Tiptoft forms a small development of primarily Hamstone homes built around the turn of the century which were sympathetically designed to compliment the historic village formerly known as Stoke under Ham with the oversight of the then Duke of Cornwall and future King and acts a pre-cursor to the more well known Poundbury area of Dorchester. Set on a no through road, the property has an attractive frontage with a driveway providing access to the garage and step up to the front door.

Entrance Hall

Double glazed door to front, radiator and tiled flooring.

Living Room 16' 1" x 13' 11" (4.90m x 4.24m)

Front and side aspect double glazed windows, feature open fireplace with Hamstone surround, engineered wood flooring, stairs to first floor and under stairs cupboard.

Kitchen/Diner 14' 0" x 12' 9" (4.26m x 3.88m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, integrated appliances to include gas hob, electric oven and fridge/freezer, plumbing for dishwasher, plumbing for washing machine, gas boiler and tiled flooring.

Cloakroom Side aspect opaque double glazed window, wash hand basin, WC and radiator.

Landing Storage cupboard, access to loft, radiator and doors to:

Master bedroom 11' 4" x 12' 9" (3.45m x 3.88m)

A spacious room with double glazed window to the front aspect, lots of storage with full length, deep built-in wardrobes and radiator set over a carpeted floor.

En-Suite Side aspect opaque double glazed window, shower cubicle, wash hand basin, WC, extractor fan and radiator.

Bedroom Two 10' 10" x 10' 0" (3.30m x 3.05m)

Rear aspect double glazed window, two deep built in wardrobes and radiator.

Bedroom Three 8' 1" x 8' 1" (2.46m x 2.46m)

Originally bedroom 3 and 4 were one large room, the family made these into two good sized bedrooms suitable for a larger family or creating a spare room with home office space. Featuring a rear aspect window and wall mounted radiator.

Bedroom Four 8' 1" x 8' 0" (2.46m x 2.44m)

Front aspect double glazed window and radiator.

Bathroom Freestanding rolltop bath with chrome feet, mixer taps, wash hand basin, WC, extractor fan and heated towel rail over radiator.

Garage 19' 0" x 8' 1" (5.79m x 2.46m)

Up and over door, power and lighting with rear personal door providing access to the garden.

Parking Off road parking for 1 car in front of garage.

Rear Garden Initial patio area leading to raised lawned garden with seating area, shed and outside tap enclosed by fencing with access provided through the garage.

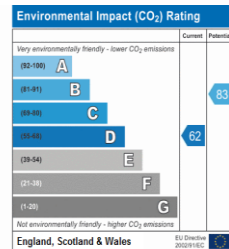
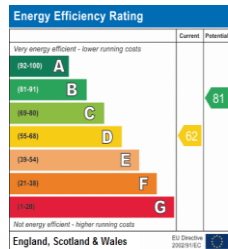
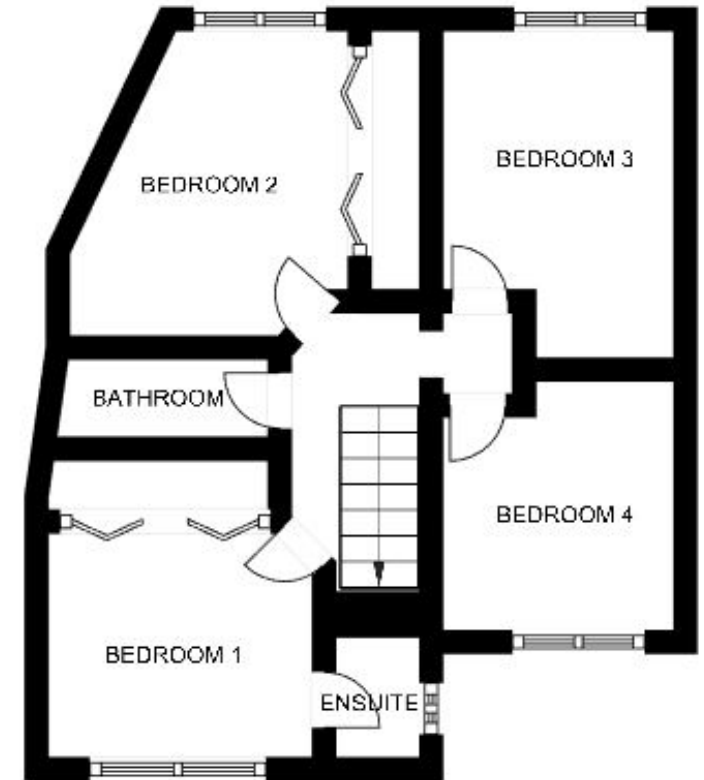
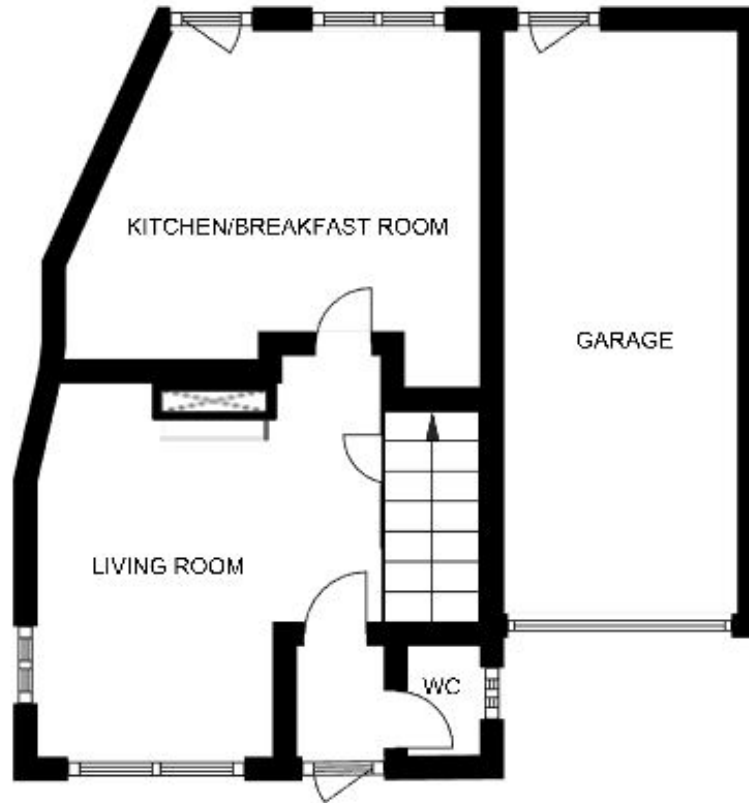


Additional Information

The external grounds are maintained by the Duchy of Cornwall which has a yearly upkeep of approx £320. This is for the immediate frontage as well as the surrounding approach and all grass and communal areas, including the commercial area where our offices are situated ensuring that the neighbour is kept in the best possible fashion.

Directions

From our office it is a short walk to Tiptoft which is located off Great Field Lane.



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