



FOR SALE

Stoke-Sub-Hamdon, TA14 6PS

£215,000



Full video walk - through



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Beautifully presented and set in an elevated position backing onto Ham Hill Country Park, is this character cottage in the heart of the sought after village of Stoke Sub Hamdon. The accommodation comprises good size living room with open fire which could accommodate a log burner, a modern fitted kitchen/diner, a useful rear porch area and downstairs toilet. Upstairs are three bedrooms and a family bathroom. There is scope to convert the loft or extend to the rear to create a stunning master bedroom with en-suite (subject to necessary planning permission/building regulations). The gorgeous garden to the rear offers the keen gardener ample possibilities to create a peaceful retreat.



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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 Hall

Recently fitted composite door to front, stairs to first floor, tiled floor, under stairs storage area and doors to:

Kitchen/Diner - 12' 5" x 10' 0" (3.78m x 3.05m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, gas hob with extractor over, electric oven, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, tiled flooring and tiled splash backs.

Living Room - 16' 0" x 13' 0" (4.87m x 3.96m)

Rear aspect double glazed window, feature hamstone open fireplace with scope to fit a log burner, recently fitted 'vinyl click' flooring, under stairs cupboard, radiator and door to rear porch area.

Rear Porch Area

Useful space for coats and shoes with recently fitted double glazed door to garden.

Cloakroom

Side aspect double glazed window, wash hand basin, WC and recently fitted boiler.

Landing

Access to loft (the loft has been boarded and has power and lighting and a Velux type window) and doors to:

Bedroom One - 14' 1" x 9' 6" (4.29m x 2.89m)

Front aspect double glazed window, range of built in wardrobes and cupboards and radiator.

Bedroom Two - 11' 5" x 9' 7" (3.48m x 2.92m)

Rear aspect double glazed window and radiator.

Bedroom Three - 7' 6" x 6' 10" (2.28m x 2.08m)

Rear aspect double glazed window and radiator.

Bathroom

Front aspect double glazed window, bath with shower over, wash hand basin, WC, large airing cupboard, extractor fan, tiled walls and radiator.

Front Garden

Laid to shingle with step and path to front door enclosed by low level wall.

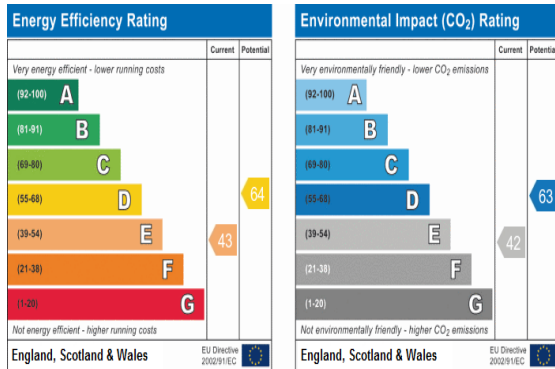
Rear Garden

The rear garden is set over several levels and backs onto Ham Hill Country Park. Initially from the rear door there is a patio area with gate and pathway to a further tiered garden which is laid to lawn with mature shrubs and plants and shed. Many of the neighbours have made use of the upper space of the garden to create cabins and summer house areas to make the most of the splendid views on offer.



AGENTS NOTE

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Directions

When coming on to Cartgate Link Road (A3088), take the first left halfway up the road and turn right on to the main road past Stanchester School. Continue through to High Street and the property is situated on the left hand side.



01460 477977 or 01935 277977



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

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