



FOR SALE

Roundham, Crewkerne, TA18 8RH

£535,000



Full video walk - through



ORCHARDS
ESTATES

Extensive and detached family home set on approximately a 1.25 acre plot with off road parking and adjoining one bedroom annex in sought after location. This lovely property boasts generous accommodation which comprises spacious living room with log burner, large family kitchen/diner with separate utility room, boot room and shower room. On this floor there is also an additional reception room with door through to a study which could be used as a further bedroom with dressing room/play room. Upstairs are four bedrooms, en-suite WC to master and the family bathroom. Outside is a good size garden with gates to a paddock and to the front is off road parking for up to 6 cars. Adjoining the property is a one bedroom annex with its own entrance which could easily be divided to create a separate dwelling. The annex comprises spacious living room with French doors opening out to the garden, a fitted kitchen and a downstairs toilet. Upstairs are a double bedroom and a wet room. This wonderful property is one not to be missed so an early viewing is highly recommended to really appreciate all it has to offer.

£535,000



LOCATION

The property is situated in Roundham just on the outskirts of the country town of Crewkerne. Crewkerne is set in surrounding countryside and offers an extensive range of shopping facilities including a Waitrose, churches of several denominations, schools, banks, inns, restaurants, doctor and veterinary surgeries, bus services to neighbouring towns and villages and mainline railway station to Waterloo. Yeovil is nine miles, South Petherton five, A303 four, South coast at Lyme Regis twenty three miles and the county town of Taunton (M5 motorway and mainline station to Paddington) eighteen miles.

Entrance Hall

Double glazed door to front, tiled flooring, stairs to first floor, radiator and doors to:

Living Room - 17' 6" x 14' 1" (5.342m x 4.285m)

Front aspect double glazed window, double glazed french doors to side, feature brick fireplace with log burner, laid to carpet, exposed beam and radiator.

Kitchen/Diner - 21' 1" x 20' 3" (6.424m x 6.174m) 'L' shaped

Side and rear aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink unit, 'Rayburn', space for cooker, storage cupboard, under stairs cupboard, tiled splash backs, tiled flooring, exposed beams, spot lights and radiator.

Boot Room - 17' 10" x 8' 5" (5.426m x 2.575m)

Double glazed French doors to garden, range of base units with worktop over, ceramic sink, plumbing for washing machine stripped wooden floors and radiator.

Shower Room

Shower cubicle, stripped wood flooring and radiator.

Reception Room - 12' 2" x 11' 2" (3.703m x 3.405m)

Front aspect double glazed window, laid to carpet and wall lights.

Study/Playroom - 11' 7" x 8' 0" (3.532m x 2.430m)

Side aspect double glazed window, laid to carpet and radiator.

Utility Room - 10' 0" x 8' 5" (3.059m x 2.572m)

Side aspect double glazed window, space for fridge/freezers, plumbing for washing machine, range of wall cupboards, tiled flooring, storage cupboard and steps to annex.

Landing

Laid to carpet, radiator and doors to:

Bedroom One - 14' 7" x 10' 4" (4.436m x 3.160m)

Front aspect double glazed window, laid to carpet and eaves storage.

En-Suite WC

Rear aspect double glazed Velux type window, wash hand basin, bidet, WC, vinly flooring, tiled splash backs and extractor fan.

Bedroom Two - 12' 5" x 8' 8" (3.772m x 2.636m)

Front aspect double glazed window, laid to carpet and access to loft space.



Bedroom Three - 11' 10" x 9' 1" (3.602m x 2.756m)
Rear aspect double glazed Velux type window, eaves storage, cupboard and laid to carpet.

Bedroom Four - 10' 4" x 8' 7" (3.142m x 2.626m)
Side aspect double glazed Velux type window and laid to carpet.

Bathroom - 8' 3" x 7' 10" (2.525m x 2.377m)
Side aspect double glazed Velux type window, bath, separate shower cubicle, wash hand basin, WC tiled walls and tiled flooring.

Front
Laid to tarmac and gravel providing parking for up to 6 cars. with gate to garden.

Garden
Initial gravel area with decking and veranda over leading to lawned garden with shed and greenhouse, borders with mature trees and shrubs with an allotment to the side. Two gates open out to the paddock.

ANNEX

Annex Entrance Hall
Door to rear, vinyl flooring and doors to:

Annex Kitchen - 15' 1" x 8' 6" (4.587m x 2.588m)
Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink unit, space for cooker, vinyl flooring, stairs to first floor and storage heater.

Annex Living Room - 15' 1" x 12' 6" (4.601m x 3.816m)
Double glazed French doors to garden, feature fireplace, storage heater and laid to carpet.

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

Annex Landing
Storage cupboard, laid to carpet, storage heater and doors to:

Annex Bedroom - 12' 8" x 10' 2" (3.861m x 3.092m)
Side aspect double glazed window, built in wardrobes and laid to carpet.

Annex Wet Room
Side aspect Velux type double glazed window, walk in shower, wash hand basin, WC, tiled walls, vinyl flooring, storage cupboard and storage heater.

UTILITIES

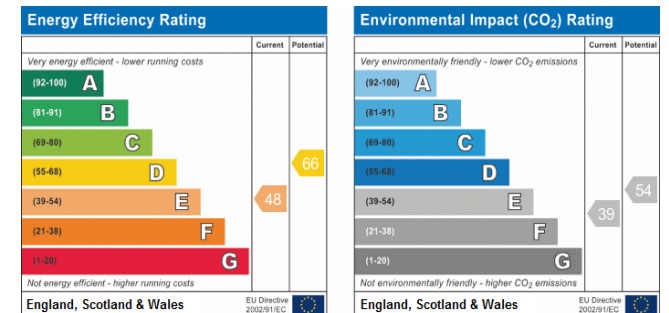
MAINS ELECTRICITY
MAINS WATER (WATER METER)
DRAINAGE - SEPTIC TANK
OIL HEATING
COUNCIL TAX BAND E

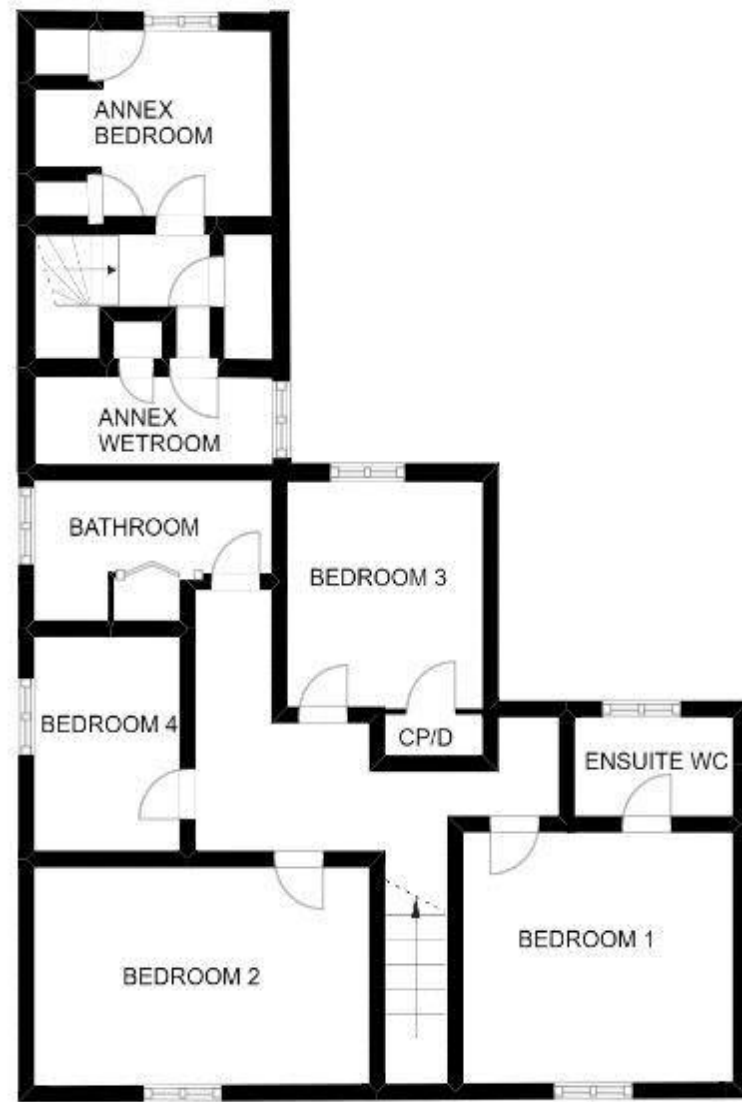
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Directions

From Crewkerne town centre proceed along the A30 Chard Road. Follow this road for approximately 1.3 miles and the property can be found on the right hand side and can be easily identified by our distinctive For Sale board.





01460 477977 or 01935 277977



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