



FOR SALE

Greenacre, West Street, Stoke-Sub-Hamdon, TA14 6QG

£595,000



ORCHARDS
ESTATES

A rather charming 4 bedroom, detached, modern Hamstone Cottage which bridges the divide of old and characterful with modern and comfortable.

At only 10 years old, this handsome home offers two floors of accommodation which includes an open plan kitchen/diner and sitting room, making this an ideal family or entertaining space.

Upstairs are 4 bedrooms, the master with a nicely appointed en-suite.

The owner has informed us that the property was designed with forward planning as the attic has been prepared and could easily be converted into another floor of living space if so desired.

The interior is naturally well-lit and spacious, spread across two floors, with a lovely large garden at the back which has been separated into two separate areas.



£595,000



LOCATION

Stoke sub Hamdon at first appears as a sleepy little Somerset village, however, dig a little deeper and you will find there is plenty on offer with a variety of local shops including the community run mini supermarket, 3 hairdressers, chemist, veterinary surgery, doctors, public houses, social club, garage and regular bus service linking between South Petherton and Yeovil as well as primary and secondary schools. Formerly known as 'Stoke under Ham' the local beauty spot of Ham Hill provides a dramatic backdrop to 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 and close by train links to Waterloo and Paddington.

Approach

As you approach the property, you are greeted by attractive front iron wrought railings and a gate leading to a Georgian-styled front door with a transom window. Upon entering, you immediately notice the abundance of natural light filtering through large, primarily sash-type windows. The back of the house offers scenic views of the surrounding area, framed by tall trees over the berry fields in the distance. As is standard for most homes in the, the rear entrance will most likely become your main entrance and this is through the very handy utility room which provides direct access to the kitchen, an ideal and safe access for the kids, shopping and doggies.

Ground Floor

The interior is tastefully decorated, with generous room sizes that cater to modern living. The highlight of the home is the large kitchen/diner to the rear, perfect for family gatherings or entertaining guests. The sitting room seamlessly connects to the dining area, creating an open and spacious feel. Additionally, there's a home office on this floor, which could

alternatively serve as a fifth bedroom, offering versatility. There's also a separate utility/laundry room for added convenience. The ground floor also features a useful WC and extra storage space located under the stairs, maximizing the utility of the available space.

First Floor

Moving to the first floor, there are four bedrooms in total. The principal bedroom has its own en-suite bathroom, providing a touch of luxury. There's also a family bathroom, serving the other bedrooms.

Rear Garden

At over 200ft long and approx 40ft wide, the garden is thoughtfully designed, with the first area enclosed by fencing, making it safe for young children and small pets to play. Adjacent to this area is the driveway, offering ample parking space, leading to the Hamstone-built double garage with a loft room above. The loft room, accessible via an external black metal spiral staircase, could serve as an ideal home studio or a versatile space for various activities. Further to the rear, the garden extends, offering a long stretch of lawn with several fruit trees, providing a serene and green space to relax and unwind. At the very end of the garden is the potting area, complete with a shed, raised beds, and a plant nursery, catering to the gardening enthusiasts.

Driveway

The driveway to the side is a shared access with 1 neighbouring property. This then extends to its own private area which is fenced to the right hand side to clearly show the separation in the boundary. This then leads past the initial garden area and provides turning space and additional parking space in front of and beyond the double garage.

Double Garage

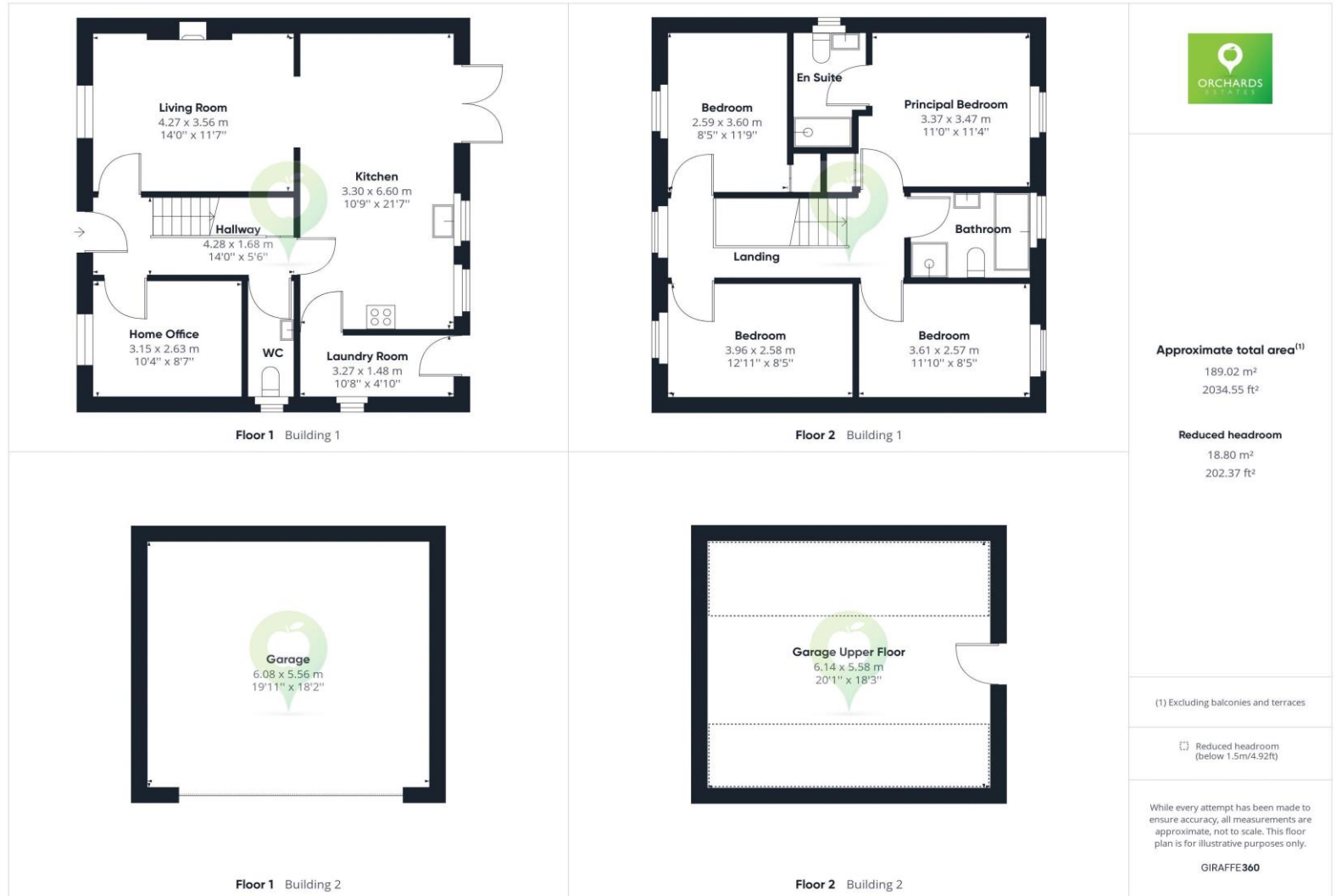
Set to the rear of the property and offering easy access from the parking and turning areas the garage has electric and lighting. There is also a loft room accessible from exterior steps which would make a great home office, studio or kids hideaway.



Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Material Information

- The property is approx 10 years old
- Council Tax Band: E
- Energy Performance Certificate (EPC): B
- Freehold
- Mains Water, Drainage and Gas
- The access driveway is shared with 1 neighbouring property.
- The loft has been prepared for easy conversion to liveable 2nd floor accommodation.



Directions

From our Office at the Duchy of Cornwall Workshops and business park, head north on Great Field Lane. At the T junction turn right onto West Street. Follow this road until you come to Greenacre which will be easily identified with the pretty OrchardsEstates For Sale Sign. There is ample parking and one of the team from OrchardsEstates will be there to greet you and show you around.

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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