



FOR SALE

Orchards Estates - Celebrating 10 years of helping you move



22 West Street, Stoke-Sub-Hamdon, TA14 6PZ

£390,000



ORCHARDS
ESTATES

A wonderful example of a well kept, period Hamstone house presented in a complimentary modern style, originally built circa 1902 and surprisingly spacious internally. Upon entering, it is clear that the current owner has maintained and cared for this property with a high attention to detail. Spacious rooms and well thought out decor ensure that this property meets your needs in terms of practicality as well as comfort. The ground floor contains the main sitting room with dining area to the rear, kitchen and a garden room with a handy WC also available and storage areas. On the first floor are 3 bedrooms, all doubles along with the main bathroom and on the top floor is the attic room, ideal as a kids space, adults hideaway from the kids or a 4th/guest bedroom. Convenient gated side access to the rear garden which is a haven of tranquility and offers a beautiful outlook including Ham Hill. Well worth a visit, feel free to ask for Charlie, Wendy or Tom and we will be happy to show you around and answer any questions you may have on the property or the surrounding area as we all live in the village.

£390,000



LOCATION

Within Stoke sub Hamdon (formerly Stoke under Ham) there is a variety of local shops, coffee shops, mini supermarket, hairdressers, veterinary surgery, doctors, chemist, public house, social club, garage and regular bus services as well as primary and secondary schools. The village has a lively aspect with many social activities arranged and organised. The local beauty spot of Ham Hill overlooks 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.

Vendor Comments

I have really enjoyed living in this home, it was on my first visit that I walked into the garden and looked up at Ham Hill and decided there and then, this is the right home for me. On a sunny day, especially in the morning, the early morning sunrise over Ham Hill is a stunning way to start your day and I will miss this view from the summer house with a nice cup of tea.

Approach Set back from the road and accessed through a wrought iron gate, up several steps and across the front garden to the door, with side access to rear.

Entrance Spacious area with inner door and providing access to the living areas and stairs to the first floor.

Sitting/Dining Area With 2 hamstone fireplaces, one of which is operational with a multi-fuel stove and bay style front windows offering lots of natural light. Inner window opening to the kitchen and two doors to the hallway.

Kitchen Fully fitted kitchen which has a range of wall and base units (with strip lighting under the wall units) including Range Cooker with double oven, separate grill and 5 ring gas hob with extractor hood over. Bosch Integrated Dishwasher; integrated Freezer and cupboard designed to house an integrated fridge, space and plumbing for a washing machine, Velux

type roof window complimented by a rear aspect window and door to rear patio terrace.

Garden Room With open arch from the kitchen, inner door from hallway and rear French doors opening to the initial garden patio area and benefitting from two storage cupboards, one of which houses the boiler and the other provides additional space, ideal for bits and bobs such as the Hoover and ironing board. Loft hatch with access ladder making this is very usable boarded storage area which extends over this room and the kitchen with lighting.

Bedroom One Rear aspect sash type window and radiator and Victorian Cast Iron Fireplace with hearth.

Bedroom Two Front aspect sash type window and radiator.

Bedroom Three Front aspect sash type window and radiator.

Bathroom Situated on the first floor with a large rear aspect window, shower cubicle, separate bath, towel rail, radiator and large airing cupboard with internal radiator.

Attic Room With 2 rear aspect velux type windows this is a spacious room with additional eaves storage (boarded and lighting). Currently configured as an evening room this could easily be used as a home office or 4th bedroom.

Garden An absolute delight, with patio area immediately to the rear of the property, several steps up through the Hamstone border and laid primarily to lawn with mature shrubbery including a large Bramley Apple Tree (yes, you can eat them), a wide variety of flowering plants, summer house, storage shed, greenhouse, workshop and a lovely view to Ham Hill.

Material Information

- Gigaclear Broadband Connected
- Worcester Bosch Combi Boiler (2018)
- Multi-Fuel Burner Serviced and Chimney Swept 2023
- Hive Heating Control Installed (includes smart lighting)
- All windows 'A-Star' Rated with Planotherm Glass



Directions

Situated on West Street, opposite the entrance to Matts Lane.
 What3Words///tricky.intensely.piglet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Approximate total area^{net}

138.19 m²
 1487.44 ft²

Reduced headroom

11.95 m²
 128.62 ft²

Excluding balconies and terraces

Reduced headroom
 (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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www.orchardsestates.com



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

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