



**FOR SALE**

Netherland, Over Stratton, South Petherton, TA13 5LQ

£550,000



**ORCHARDS**  
ESTATES



Netherland is a great opportunity to purchase a modern design, detached Hamstone home which is located in the ever-popular village of Over Stratton.

Private Driveway with Gated Access, Double Garage with Utility area and a garden which is private and designed to be enjoyed rather than having to work too hard to maintain. This property really does tick a lot of boxes when it comes to finding your next home.

We would recommend that if you are seriously considering a new home in the general area, give us a call.

We are more than happy to arrange a viewing at your convenience.



£550,000





## LOCATION

Over Stratton is a picturesque village set in surrounding countryside and contains a number of character properties, Chapel, Restaurant and Inn. The county town of South Petherton is one mile to the north and offers a wide range of Shops, Schools, Doctor & Veterinary Surgeries, Library, Churches and 'bus services to neighbouring towns and villages.

The local Infant and Junior Schools both have 'Outstanding' OFSTED grades.

Yeovil is ten miles, Crewkerne (Mainline Station - Waterloo) four, Dorset Coast twenty, the county town of Taunton (M5 Motorway & Mainline Station - Paddington) eighteen and the A303 is joined at the South Petherton roundabout.

**Approach** Nestled in the heart of Over Stratton, a satellite village located between South Petherton, Norton sub Hamdon and Hinton St George this detached Hamstone home has a low-level wall with steps up to the front door with storm porch. There is also gated access to the garden with initial blocked paved driveway opening to a loose gravel parking and turning area which gives access to the rear of the house, the double garage and rear garden.

**Ground Floor** The living space has an initial welcoming hallway with stairs to the first floor landing. The first door opens to the separate dining room. To the rear is the comfortable and naturally well-lit sitting room with stone fireplace and inset Log Burner. A set of side patio doors provides access to the sunroom. The kitchen is a nice size and offers plenty of space and storage as well as a breakfast area. The rear door also opens directly into the sunroom. Also, on this

floor is the practical downstairs WC and large storage space under the stairs. The sunroom which is to the rear offers a nice space to enjoy views to your private garden.

**First Floor** The upper floor offers 4 bedrooms, or more likely to work for most buyers, 3 bedrooms and a home office space. The principal bedroom is a great size with a lovely far-reaching views to the rear, and large built in double wardrobes. This also comes with a good sized en suite with large shower. The second bedroom also is spacious and again comes with large built in double wardrobes. The third bedroom is a smaller double and again benefits from built in double wardrobes. The 4th is a single due to the angle of the room, however, spacious enough for a single occupant or as per current use, as a home office. The landing has a huge storage/linen closet where the gas fired boiler is housed. There is access to the loft hatch which comes with a ladder, light and is about 50% boarded. The final room on this floor is the main bathroom.

**Driveway, Garage and Utility** With initial blocked paved access from the road through the large set of gates, the driveway is capable of housing several vehicles with turning space and access to the private garden. Set to the rear of the garden is the double garage which would accommodate two vehicles and comes with electronic up and over door as well as roof storage. To the rear and accessed from the garden is a utility room with light, electric and sink/plumbing.

**Garden** Designed to be easy to maintain, offering a private setting with partial lawn, mature shrubbery and nice general outlook.



### Material Information

- Freehold Property (built in the 1980s).
- Offered with No Onward Chain.
- Council Tax Band: F.
- EPC Rating: C.
- Mains Gas, Drainage, Electric and Water.
- Water Softener Installed and will be included in sale.
- Water meter.
- A new Worcester Bosch Gas Combination Boiler was installed in March 2023 and we have been informed that it has now been booked for its first annual service at time of publication.
- OFCOM: UltraFast 1,000Mbps Broadband.
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea.

**Directions** Look for New Farm Restaurant or The Royal Oak, the property is visible from either of these locations and can be identified with an eye-catching Orchards Estates FOR SALE Board. The private gated driveway which is to the right as you look at the front of the property.  
<https://w3w.co/meatball.suiting.sparks>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Approximate total area<sup>(1)</sup>**  
 128.9 m<sup>2</sup>  
 1387.49 ft<sup>2</sup>

**Reduced headroom**  
 1.2 m<sup>2</sup>  
 12.94 ft<sup>2</sup>

(1) 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.

GIRAFFE360



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[www.orchardsestates.com](http://www.orchardsestates.com)



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

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