



**FOR SALE**

Bower Lodge, Bower Hinton, TA12 6LG

£720,000



**ORCHARDS**  
ESTATES



This spacious home, set in approximately 3/4 of an acre of private gardens, is available with no onward chain. Situated at the upper end of Bower Hinton, this lovely residence offers both charm and practicality. The well-presented and versatile layout includes a bright living room with Stone mullioned windows to the front and rear patio doors opening out to the beautiful garden. There is a separate dining room, perfect for family meals and entertaining, and a modern, fully fitted kitchen. You'll also find a handy utility room, a convenient downstairs cloakroom, and a study, which is great for working from home or as a quiet reading space. Upstairs, there are four double bedrooms. The principal bedroom features its own ensuite shower room, and there's also a large family bathroom. At the front of the property, you'll find an extensive driveway which leads to the integral double garage. There's also side access to the rear garden, which is a lovely space for family gatherings, entertaining friends, or simply relaxing and enjoying the peaceful setting. This home really does offer a wonderful blend of comfort, elegance, and outdoor living.



£720,000





## LOCATION

Bower Hinton is situated in attractive surrounding countryside and offers a wide range of amenities including a variety of shops, post office, bank, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages. The town contains a number of interesting character properties and buildings of historic interest. Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket. The A303 lies approximately 1 mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

## Approach

Set in the upper part of Bower Hinton, the initial approach is over a tarmac driveway shared with the Hollies and then into the private gated driveway. The driveway winds through the front garden which is an impressive entrance with lawn, mature shrubbery and loose gravel laid circle driveway with rooms for a multitude of vehicles. There is gated vehicle access to the left side of the property providing access to the extensive rear garden. A 2nd pedestrian gated access point is also available on the right hand side which is located just beside the double garage doors. The main front entrance is located centrally.

## Living Space

The entrance hall is welcoming and sets the tone for the entire house with space and provides access to the main living areas including:

**Sitting Room:** A marvellously spacious room with front aspect stone mullioned windows, fireplace and rear aspect glass patio doors, the view to either side is unspoilt and into your own private front and rear gardens.

**Dining Room:** Separate room with front aspect stone mullioned windows.

**Kitchen:** Modern kitchen with a range of wall and base

units with worktops over. There is a lovely outlook to the rear garden from the large window.

**Utility Area:** Set to one side of the kitchen and linking the kitchen, rear garden door, study, WC and integral door to the double garage.

There is a large window again to the rear and the space offers plumbing for white goods.

**Study:** Used as a home office this room is a great place to get away from everything and comes with a large rear aspect window with a lovely outlook to your rear garden.

**Cloakroom:** With WC, Wash hand basin and storage. Given the layout of the utility, study and WC with garage access, this space could easily be adapted into an annexe type space, ideal for additional family or guests.

## Upstairs

The first floor is accessed up timber stairs with a feature wall to one side and high level window providing natural light. There is a loft access hatch, the loft has never been put to use as a storage area so there is no ladder or boarding and a storage cupboard. The principal bedroom offers large front aspect stone mullion windows, full width built-in wardrobes with 5 doors and ample space for a dressing table. The space also comes with a private ensuite with shower, WC and vanity area. The remaining 3 bedrooms are all good sized doubles which easily accommodate double beds and have additional space for wardrobes, storage and dressing tables.

## Gardens

Extensive and private lawns, borders, shrubbery and a range of trees. The front garden is raised above road level with front stone built wall and high hedging providing privacy and sets the residence back from the road. The rear garden is initially laid to a wide patio area, ideal for year round outside living. Several steps up lead to the wide and long lawned rear garden. The house is set approx 1/3 back from the front meaning you have very awareness of neighbours or passing traffic, inside or out. A secure location ideal for family or entertaining.



### Material Information

- Freehold Property c. 1980's
- Council Tax Band: F
- EPC Rating: D (66)
- Mains Drainage, Gas, Water and Electric
- The front half of the property including the front garden falls within the local conservation area
- Access to the property is initially over a tarmac driveway, access is shared with the Hollies Hotel
- We have been informed the boiler is approx 10 years old and has been regularly serviced and is under warranty until 2025
- OFCOM: Ultrafast Broadband available
- Flood Zone 1: Low Flood Risk

### Directions

Look for the Hollies Hotel as your focal point, the property shares the road access from the main road and simply turn left into the Lodge which is signposted.

<https://w3w.co/reason.martini.imprints>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		



Approximate total area<sup>(1)</sup>

186.96 m<sup>2</sup>

2012.39 ft<sup>2</sup>

Reduced headroom

2.69 m<sup>2</sup>

28.94 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.

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