



FOR SALE

8 Becks Field, Stoke-Sub-Hamdon, TA14 6PB

£330,000



ORCHARDS
ESTATES

Situated in sought-after Becks Field, this area blends the charm of local Hamstone with warm honey-coloured render to create range of individual homes with an almost boutique-like feel.

Built just after the turn of the Century under the guidance of the Duchy of Cornwall, the design was influenced by the future King himself.

Offering practical features like a downstairs WC, a principal bedroom with en suite, as well as parking and a garage, this home provides convenience and comfort.

While the kitchen would benefit from some modernisation, this is reflected in the price, and the rest is purely cosmetic—allowing you to bring your own style and colour palette into the space.

This is an opportunity not to be missed if you're looking to create your ideal home in a highly desirable area.



£330,000



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdresser, chemist, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools. The local beauty spot of Ham Hill stands on the fringe of 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.

Approach

Becks Field is a small community of homes situated on former Duchy land where the external areas within and on the approach to the property are all maintained by a management company, meaning less work outside and a well kept local environment. A few steps up to the front door with storm porch over and you enter into the spacious hallway.

Living Space

The entrance hallway distributes to the downstairs WC. Stairs to the first floor with door under stairs providing access to the garage. To the rear of the hallway is the sitting room which is full width and features a nice rear window and a set of French doors providing direct access to the garden and a focal point of the Hamstone fireplace. The last room on this floor is the kitchen with space for a large 6 seater table with side and front aspect windows adding to the ambience.

Upstairs

Landing with double width airing cupboard. The main bedroom is to the front with dual aspect windows, built in triple wardrobes and en-suite. The second bedroom is a large double also with triple built-in wardrobes. The remaining 2 bedrooms would also accommodate double beds. The bathroom has been converted in a nice modern space with walk-in double shower.

Garden

The garden is sunny in the morning and afternoon. Landscaped to be easy to maintain and laid to loose gravel, laid patio and seating areas. There is also a personal access door direct to the garage.

Garage

Sizeable garage which most neighbours use as storage and home workshops, some have even extended into this area to increase the living space. With front up and over door, rear personal door to garden, side interior personal door to living space. With electric and lighting.

Parking

There is a central parking area and this property comes with one designated space.

Material Information

- Freehold property, Built c. 2001
- Council Tax Band: D
- EPC Rating: C
- Gas Central Heating
- Gas Fire in Lounge (unused and unchecked)
- Timber Double Glazed Windows
- UltraFast Broadband is available in the village
- The property is set within a management environment which includes 48 dwellings across 3 separate locations, namely Becks Field, Tiptoft and Cole Lane
- The annual charge for maintenance which includes upkeep of the public access areas is approx £600 per annum
- Flood Zone 1: Low Flood Risk
- Loft access hatch on landing with ladder and boarding

Directions: Come and park at our offices just off Great Field Lane in the Duchy of Cornwall North Street Workshops, the property is about a 1 minute walk away.

<https://w3w.co/starfish.drift.lecturers>

<https://maps.app.goo.gl/eX2rUXdLp8PnfX67>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾

113.83 m²

1225.26 ft²

Reduced headroom

1.02 m²

118.62 ft²

(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.

GIRAFFE 360

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www.orchardsestates.com



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Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

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