



FOR SALE

The Hamlet, Langlands, Stoke-Sub-Hamdon, TA14 6QA

£450,000



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Substantial detached 4 bedroom home with private driveway, integral garage and nice, private West facing garden. The front door opens to the spacious entrance hall with WC, cupboard, rear door to the kitchen, stairs to 1st floor and side door to the sitting room. The living space has been opened up to create a flow from the kitchen with a nice outlook to the rear garden across the rear of the property to the dining area which links to the sitting room to the front and provides access to the large rear conservatory. The garage links internally to the utility area with side access door and internal door opening to the kitchen. The property is set on a quieter road and has a front hamstone wall with gravel laid driveway providing space for several vehicles. Upstairs are 4 very large bedrooms as this area also makes use of the extra space provided by the garage below. The master bedroom, set to the rear is wide and spacious with a nice outlook and comes with an en suite. We feel this property could be ideal for those downsizing or for families as the location is quiet, yet close to many of the amenities available in this popular and friendly village.

£450,000



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdresser, chemist, veterinary surgery, doctors, public houses, social club, car garage and regular, daily bus service 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

The property is set on a quieter road and is accessed over a private driveway laid to gravel with high hamstone front wall and gated access to side of the property which links to the rear garden and utility room entrance.

Living Space

The entrance hall opens to the inner heart of the home with stairs to the first floor with storage space under. There is a handy downstairs WC and a separate storage cupboard. The kitchen is to the rear and opens out to create a lovely family or entertaining space with large rear window looking out to the garden. A breakfast bar area then links to the dining area which in turns then leads back to the sitting room. Accessed off the dining area is the large rear conservatory which provides access to the garden. From the kitchen there is a side door which leads to the separate utility/laundry area with further fire door opening to the garage and exterior side door opening to the footpath from the front elevation.

Upstairs

The landing is spacious with front aspect window and loft hatch with ladder, lighting and boarding. There are 4 bedrooms, all big doubles and the main bedroom, set to the rear also comes with its own en suite. For the family or guests, there is a separate bathroom

Garage

The integral garage provides a great space for a store, home workshop or somewhere for easy accessed storage. To the front are a set of exterior double doors and to the rear is an internal fire door providing access to the utility area.

Rear Garden

An enclosed space which is well fenced and private. This offers an afternoon sunny position and would make a great space for kids, family or friends when entertaining.

Material Information

- Freehold Hamstone Detached Property
- Council Tax Band:
- EPC Rating: C
- Solar panels are included with the property and include the feed-in tariff
- Several trees just outside the boundary of the property are TPO (Tree Preservation Order)
- The property itself is set outside of the village Conservation Area
- All house windows were replaced in July 2020
- Gas Fired Central Heating System
- OFCOM; UltraFast Broadband 1,000Mbps available
- Flood Zone 1: Low probability of flooding



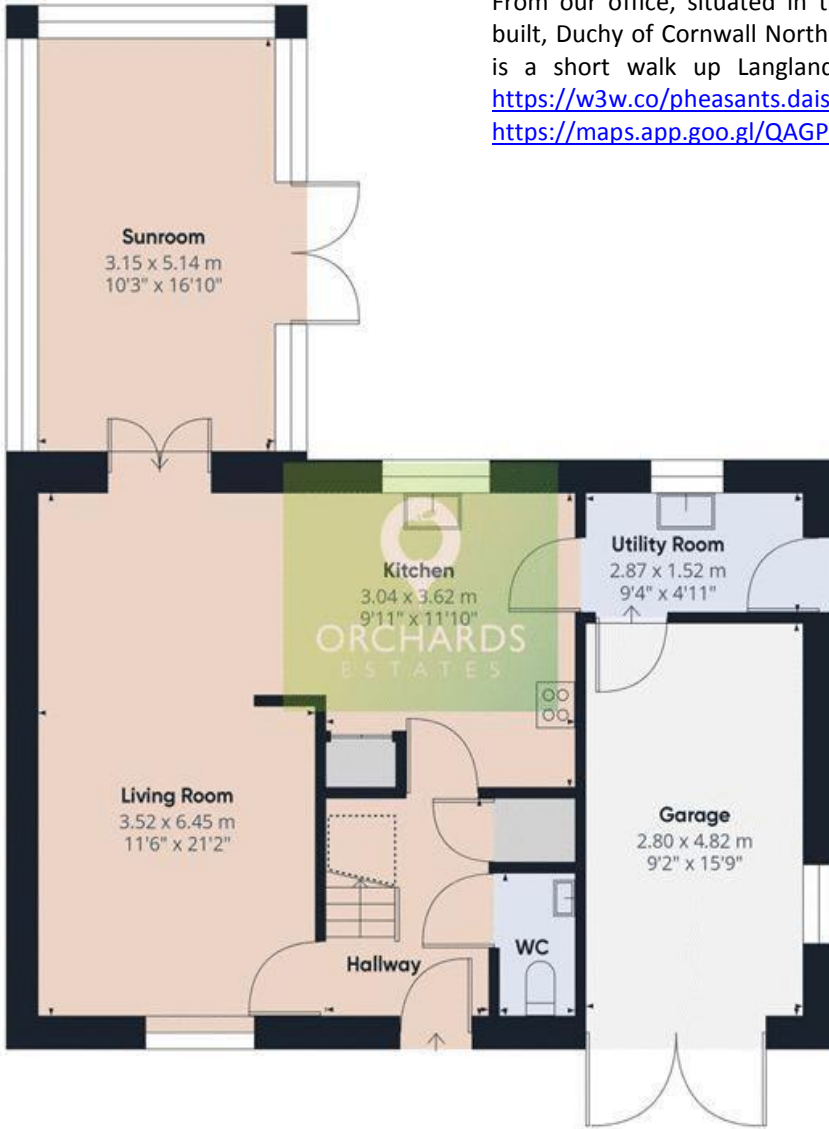
Directions

From our office, situated in the pretty Hamstone built, Duchy of Cornwall North Street Workshops it is a short walk up Langlands to the property.

<https://w3w.co/pheasants.daisy.explained>

<https://maps.app.goo.gl/QAGPmtfTLMvAz8W8A>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾

136.44 m²
1468.63 ft²

Reduced headroom

1.28 m²
13.76 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.

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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.