



FOR SALE

Westmead Close, Stoke Sub Hamdon, TA14 6AD

£475,000



ORCHARDS
ESTATES

Phelips Court, the original name of this exclusive setting of 16 homes was initially planned and designed as an Over-55s residential haven with the homes having been designed to offer generous interior space and a maintained central community garden. A rare find indeed across the areas we cover of South Somerset and West Dorset these homes ideally cater to the more mature buyer who is used to generous room sizes and comfortable, modern amenities in a friendly, neighbourly setting. Situated in a more secluded position, the property offers views out across agricultural fields which are owned and maintained by Castle Farm. This individual property has been designed to be an open plan to create a light living space across the rear which incorporates the living room and kitchen to create a great space for family friends and entertaining. We believe this property will attract attention from more discerning buyers, those who understand the value of a quality home, in a great location, which has been designed to comfortably accommodate a more mature inhabitant and still have ample space for visiting guests and family.

£475,000



LOCATION

Stoke sub Hamdon (Stoke under Ham) is nestled at the foot of the beautiful Ham Hill Country Park and continues to be a vibrant village with a variety of local amenities including coffee shops, a community run mini supermarket, several hairdressers, beauticians, doctors surgery with chemist, veterinary surgery, several pet groomers and vehicle mechanic. The village maintains a strong social involvement with many events and community driven activities with venues such as the village hall, several public houses and the working mens social club. There is a regular daily bus service (81) connecting South Petherton to Yeovil which passes through the village every few hours. Educational needs are met by both primary and secondary schools within the village. The cherished local beauty spot of Ham Hill remains a prominent feature as it overlooks the village, providing stunning views over the surrounding countryside. The main town of Yeovil is approx 6 miles to the East, while Ilminster is about 10 miles to the West, with excellent road access via the A303. Larger towns which are close by and offer a host of amenities include South Petherton, Martock and Crewkerne with a Waitrose and Mainline Train station with direct lines to London or Exeter. This really is a great village with a warm welcoming atmosphere and many community groups for all ages depending on your pursuits.

Approach An attractive mix of warm Hamstone and complimentary render finish with stylish dark wood columns and fascia set back over a tidy front garden with paved walkway welcomes you to this detached home situated to the edge of this charming community-oriented setting within Westmead Close. Immediately to the side of the property is the parking area which in turn provides direct access to the garage.

Entrance Hallway The entrance truly sets the scene for this fine residence. The hall features a staircase to the left and boasts a double-height ceiling, enhanced by two Velux-type windows inset into the roof and a smaller window overlooking the stairwell. This design

floods the space with natural light, creating an immediate feeling of light and openness. Adjacent to the stairs, a spacious storage cupboard maximizes the available space, ingeniously doubling back under the stairs for even more convenient, out-of-sight storage.

Kitchen The fully fitted Shaker-style kitchen in a neutral shade is a standout feature of this home, combining modern convenience with classic design. It boasts a sleek hob and built-in oven, granite countertops, and a large, double-glazed window that overlooks the private rear garden, providing the space with natural light. This kitchen exemplifies thoughtful design, offering a perfect blend of functionality and elegance. This space has been designed to create a flow through to the very large sitting room and make this a great open space.

Living Room This is a great space, with plenty of room to accommodate large furniture items without feeling crowded and benefits from the full width folding doors opening out to your private garden, creating what I would call a 'San Pedro villa' style of space which extends the living area to the garden with a step-in, step-out capacity.

Utility/Laundry Room A very practical and handy space connecting directly from the driveway to the inner hallway, benefitting from storage and providing space for a washing machine and tumble dryer, along with a sink, a great addition for keener gardeners.

Guest Room With practical forward thinking this room offers a range of uses. Currently configured as a guest bedroom, it would also work very well as a secondary reception room and one resident has turned this into a sunny morning reading room.

Jack and Jill Bathroom Again, forward thinking, this room has had a 2nd door created to provide direct access to the guest room. Well appointed and fully fitted double shower room with vanity units, recessed lighting and storage areas as well as WC and wash hand basin.



Landing Split level stairs from the entrance hall lead to a spacious landing with banister which benefits from 2 Velux style windows.

Principle Bedroom This is a very spacious light airy room, with a walk-in wardrobe and a super sized en-suite. The large windows over look the rear garden and out across agricultural fields.

Principle En-suite Fully tiled in a tasteful finish which is warm and practical. An initial walk-in shower provides practical day-to-day usage. A full-sized bath ensures you have a beautiful personal space to soak away the day.

Bedroom Two Another large double, with newly fitted wardrobes and comes with the benefit of its own private en-suite, with window over looking the front garden.

Bedroom Two En-suite A great companion to the 2nd bedroom, this is a spacious and light room with a large shower unit.

Garden A private space which has been set down to a patio area, with raised beds which has been designed to be low maintenance. The owner wanted to create a personal space with the emphasis on enjoying rather than continual maintenance. Access can be from the folding doors off the living room or there is a personal side access gate from the driveway.

Parking Situated to the side of this property is your private parking space which is situated directly in front of the garage. There is further communal, guest parking for visitors within the maintained grounds.

Garage Situated to the side of the property, the garage is a great space, wide enough for a modern vehicle, high with pitched roof for extra loft storage space, with light and electric power points. There is a personal door opening directly to the garden. A large up-and-over door provides vehicle access.

Original Specification

Kitchen • Choice* of fully fitted kitchen units with ample wall and floor cupboards • Choice* of profile worktops with matching up-stands • NEFF eye level stainless steel single oven with 4 burner gas hob and hood extractor • Stainless steel/glass splash back* behind the hob • Stainless steel 1½ bowl sink with chrome monobloc mixer tap • Integrated fridge/freezer and dishwasher **Utility** • Complementing fitted kitchen units with profile worktops • Stainless steel 1 bowl sink with chrome monobloc mixer tap • Space and plumbing for washing machine, plus space for tumble dryer • Recessed down lights **Bathroom, En-suite and Cloakroom** • Duravit sanitary ware in white with stylish

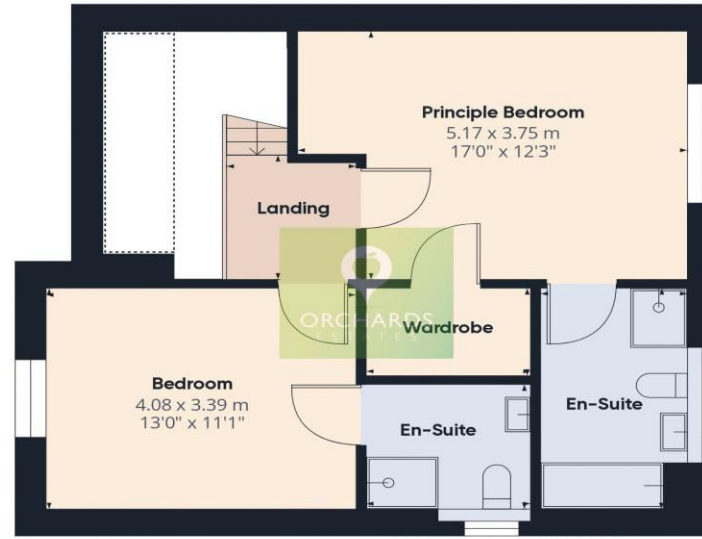
Vado tap • Concealed cisterns together with wall hung toilet Porcelanosa tiling: • Full height to en-suite shower, plus a concealed thermostatic shower valve with low profile resin stone shower tray • Full height around bath, plus shower and bath screen • Half height to basin (semi-pedestal) and toilet when situated on the same wall (splash back tiling behind basin when not on the same wall, includes cloakroom) • Shaver sockets to bathroom and en-suite • Saneux Aqua Maison gloss white side panel to bath • Thermostatically controlled radiators and heated towel rails to en-suite and bathroom **Decoration and Internal Finish** • Smooth white emulsion finish to walls and ceilings • White cottage style internal doors • Front door with multi point locking system **Electrical Installation** • BT points fitted to cupboard in hall or under stairs for broadband router • TV points fitted to lounge and bedrooms 1 and 2 • Mains operated smoke alarm with battery backup • Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom • External soffit light to front porch or wall light where not possible **Energy Efficiency, Heating and Insulation** • Gas fired central heating system • Thermostatically controlled radiators and heated towel rails to en-suite and bathroom • Mains pressure hot water system with electronic programmer to houses • Double glazed uPVC windows • Cavity wall and loft insulation installed to Premier Guarantee standards • Energy Performance Certificate provided for each home **External Finishes** • External tap provided • Some front lawns either laid to turf or shrubs (dependent on planning) • Rear gardens fenced and either grassed or hard landscaped • Patios and paths laid in Stowell Concrete X-TEX slab (in line with planning) **NHBC** • 10 year warranty certificate

Material Information

- Freehold Property, built December 2022
- Remaining period of 10 Year NHBC Build Warranty
- EPC Rating: B
- Council Tax Band: E (currently £2,771 per annum)
- Community Maintenance: £300 per annum Community Fee maintains public communal areas.
- Mains Gas, Water and Electric (Yearly gas and electric bill £1377)
- The gas combi boiler is located in the kitchen Dual heating controls upstairs and downstairs.
- The loft is unused UltraFast 1,000Mbps Broadband Available
- Flood Zone 1: Low Flood Risk



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

131.45 m²
1414.92 ft²

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

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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