



**FOR SALE**

Golden Pennies, Over Stratton, South Petherton, TA13 5LQ

£580,000



**ORCHARDS**  
ESTATES

A cared for home which has undergone several major updates during the current owners 15 year term in residence.

No expense has been spared to create a modern home which is spacious, light and will appeal to a wide range of potential suitors.

Whether you are upsizing and require a safe family environment with a room for everyone or downsizing, yet not ready to give up your space, this could be the ideal home for you.

Situated in Over Stratton, within walking distance to South Petherton for a wide variety of local shops and activities or a simple stroll down the road to New Farm Restaurant or The Oak for a warm meal and a cool glass of something refreshing, this is a well situated home which offers adaptability and will appeal and work for many.

We are taking viewings now and are happy to show you around, even if you haven't yet secured a buyer, give us a call and we will arrange your personal viewing with one of our full-time members of the team here at Orchards Estates.

***Please note: Viewing is strictly by appointment.***



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## LOCATION

Over Stratton is a picturesque village set in surrounding countryside and contains a number of character properties, Chapel, Restaurant and Inn. The country 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

A pretty frontage with low hamdstone wall, loose gravel with mature shrubbery and porch which opens to the entrance hall. To the side is the driveway with double gates providing access to the rear area which offers a large driveway, turning area and access to the double garage.

### Ground Floor

The entrance hall is wide and welcoming, setting a tone for the home and introduces the first of the tasteful updates with a set of floating stairs to your right and distributes to:

**Dining Room:** Providing a traditional family space which easily accommodates a large table and chairs or could alternatively be used as a 2nd reception room or kids play room.

**Sitting Room:** Situated to the rear of the property this rooms offers generous space again and features a fireplace with multi-fuel Stove and a set of large double glazed doors to the rear opening to the conservatory.

**Sunroom:** A nice space which benefits from morning to mid day sun and is therefore comfortable to use in the summer and well serviced to be used during the colder months also.

**Kitchen:** This has undergone a renovation to create a modern space with lots of storage, worktop work space and a range of white goods including a modern, electric and induction range cooker.

**Utility:** Accessed from the rear door of the kitchen, this works as a laundry room, utility space and provides access to the rear paved terrace area.

**WC:** A handy addition for the family and situated to the rear of the entrance hall.

### Upstairs

The landing is impressive in that there is a simply huge storage cupboard with double doors which houses part of the solar panel system and an unvented, pressurised water tank. There is loft access with a ladder and lighting, there is no boarding as this space has not really been used. Principal Bedroom: Sensibly sized main bedroom with ample room for storage and rear aspect window. En Suite: This space has been updated to include a large shower cubicle and everything else you would expect. Bedroom 2: Another large double with built-in wardrobes. Bedroom 3: Double with front aspect window and built-in wardrobes. Bedroom 4: Ideal as a kids bedroom or as per the current configuration a home office. Family Bathroom: Making the most of the space this is an L shaped room with a large bath featuring a shower over and the additional standard elements of wash hand basin, towel rail and WC.

### Rear Garden

Ideal for a couple who are downsizing or a busy family, the garden has been designed to be easily maintained and offers 3 main areas. An initial patio area is to the rear of the house and offers a nice year round, usable exterior space for dining al fresco. Further back is the lawned area with additional seating and to the rear corner a further raised platform, ideal to enjoy your evening aperitif.

### Double Garage

With electric up and over door, the garage offers a great space which would easily accommodate several vehicles. Side access door provides a direct link to the rear garden and there is a pitched roof with ladder offering additional storage space.



### Material Information

- Freehold Property (built in the 1980s)
- Council Tax Band: F
- EPC Rating: B
- Mains Gas, Drainage, Electric and Water
- Gas Boiler was replaced approx 6 years ago and has been regularly serviced
- Currently the owners outgoing monthly average costs for heating and energy with Octopus Energy are: **Gas £32** and **Electricity £76**
- Water meter fitted (located on street)
- OFCOM: UltraFast Broadband Available
- Flood Zone 1: Low Risk
- The owner is not responsible for the fences, however, they have installed their own interior fence to one side
- **Private Solar Panels** are fitted on the garage roof with just over 12 years remaining on the current FIT (Feed in Tariff) (at time of going to press).
- The current calculation for future income generation is approx £22,000 (£1,750 per annum).
- **Solar Hot Water Panels** are also fitted with a newly updated pump which work on a UV system (doesn't need direct sunlight).

**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 is to the left as you look at the front of the property.

<https://w3w.co/polo.freely.exams>

<https://maps.app.goo.gl/XjqAVcWzxs7Y7iS6>



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

137.12 m<sup>2</sup>

1475.95 ft<sup>2</sup>

Reduced headroom

1.24 m<sup>2</sup>

13.35 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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01460 477977 or 01935 277977

[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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