



FOR SALE

4 Great Field Lane, Stoke-Sub-Hamdon, TA14 6PH

£415,000



ORCHARDS
ESTATES

An exclusive community of stylish modern homes, originally designed to cater to the needs of home owners who are hoping to downsize, yet will not compromise on space or quality.

Created in a very attractive fashion which compliments the surrounding village setting, this particular residence tips a nod to local traditional build using the beautiful stone quarried at Ham Hill Country Park which overlooks the village.

Forming 1 of the 16 properties within this small community, this particular offering, originally Plot 1 'The Chestnut', is unique in design and position as it offers a very private garden space and is slightly set away from the majority of the other properties.

Well worth a visit if you are looking for a home that is practical, well located and offers you a charming environment within a friendly community.

As the local agent, our staff are full time and the majority live in the village itself, so if you are looking in area, give us a call and we can not only show you around at your convenience, we can also offer an insight as to all that this wonderful, increasingly popular village has to offer.

£415,000



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

Set in a private position and offering a great outlook, this property can be approached via the front door which is accessed over a footpath and is set under a storm porch which adds a nice feature to the kerb appeal with a gravel laid seating area and rear access door to the garage.

Living Space

The entrance hall is welcoming with doors to: Dining room which compliments the sitting room by providing morning natural light. A feature of the sitting room are the large windows and French doors

which open directly onto your private garden and offers a beautiful, private outlook to make the most of the afternoon sun. The kitchen is fully fitted with a range of wall and base units and includes several integrated appliances including an eye level oven and is finished off with a quartz worktop. There is a pantry area which is set to the rear of the kitchen and this provides dry storage as well as cupboard space. Back in the entrance hall, just past the stairs is a door opening to the very handy utility area with space and plumbing for a washing machine and tumble dryer, ensuring noisy equipment is kept away from the living spaces. This in turn then opens to the downstairs WC, an essential in most homes these days.

Upstairs

The stairs are split level and open to a very spacious landing with feature rear window and airing cupboard housing the gas combi boiler and with storage space. This space lends itself to a home office or library as the rear window would catch sun from early morning. Both bedrooms are spacious doubles, the master comes with a range of built-in wardrobes running along one wall. Finally, the bathroom is spacious and nicely appointed with a large walk-in shower and separate bath. The vendor had thought about extending the property sideways to create more space as there is sizeable room above the garage which could easily be accessed through the airing cupboard on the landing.

Parking and Garage

Parking is private and is set to the side of the property with personal gate opening to the front garden. Accessed from your driveway, the garage which has a large up and over door comes with electric, lighting and loft access, storage space and would easily accommodate a large, modern vehicle.

The Setting

Great Field Lane forms part of 16 homes which were built in the last few years and have been bought and occupied primarily by mature home owners, many retired professionals and ex navy so you can rest assured the neighbours are of a high calibre. This particular home is a unique design, being the only detached 2 bedroom home and is set slightly away from the main residences.



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
- Space and plumbing for washing machine, plus space for tumble dryer
- Recessed down lights

Bathroom and Cloakroom

- Duravit sanitary ware in white with stylish Vado tap
- Concealed cisterns together with wall hung toilet Porcelanosa tiling:
- Full height 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
- Saneux Aqua Maison gloss white side panel to bath
- Thermostatically controlled radiators and heated towel rails to 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 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 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
- 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 c. 2021
- Remaining period of 10 Year NHBC Build Warranty
- EPC Rating: B
- Council Tax Band: D (currently £2,234 approx per annum)
- Community Maintenance: £350 per annum
- Mains Gas, Water and Electric
- Currently the owners are paying an average of £130 per month for gas and electricity
- Community Fee maintains public communal areas
- The gas combi boiler is located in the airing cupboard and was last serviced in August 2023
- Dual heating controls upstairs and downstairs
- The loft is unused
- UltraFast 1,000Mbps Broadband Available
- Flood Zone 1: Low Flood Risk
- The entrance path from the road to the front door belongs to the neighbouring property, the owner of this property retains a right of access.
- To the side of the property are 2 storage areas. One of these is for community bin collections to act as a convenient location for collections on bin day, overnight storage is not allowed.
- To date, this has not been put in use as all owners leave bins by main road entrance on the morning of bin collection and collect same day.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 1



Approximate total area⁽¹⁾

89.04 m²
958.42 ft²

Reduced headroom

0.31 m²
3.34 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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Directions Come to our offices, there is plenty of parking and we will walk with you to the property so we can answer any questions you may have about our beautiful home village.

<https://w3w.co/multiply.domestic.nuptials>
<https://maps.app.goo.gl/wb2Hkasz3QqkUFG6>



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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.