



**FOR SALE**

Staddle Stone, Burton Lane, East Coker, BA22 9LJ

Offers in the Region Of £640,000



**ORCHARDS**  
ESTATES



This impressive family home, built in 1958, is situated in an elevated position set back from the no through road. This is a very rare opportunity to purchase a home in this area, as very few come to the market.

The ground floor features a welcoming entrance hallway, a spacious kitchen/dining room with a utility area, a study, and a comfortable living room.

On the first floor, there are three bedrooms, including a master bedroom with an ensuite, and a family bathroom.

Outside, the property boasts a large garden complete with a summerhouse.

Additionally, there is a double-sized garage and a driveway with parking space for over six vehicles.

This property offers a blend of historical charm and modern convenience, making it an ideal family home.



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## LOCATION

The Property is located in the pretty village of East Coker. Local centres within easy driving distance include Yeovil, Crewkerne and Sherborne which have an excellent variety of shopping, educational, recreational and cultural facilities. Communications nearby include the A303, mainline railway stations at Yeovil, Crewkerne and Sherborne with a regular service to London Waterloo. The area is well served by independent schools at Sherborne, Millfield, Bruton, Hazlegrove and Leweston. Sporting facilities in the area include horse racing at Wincanton, Exeter, Taunton and Bath, golf at Yeovil, Sherborne and Long Sutton and water sports are available on the Sutton Bingham Reservoir to the South of Yeovil or on the Dorset coastline at Lyme Regis. League football at Yeovil.

### Approach

Staddle Stone is situated in an elevated position on Burton Lane. Access to the property is available via a few stone steps leading to a path that winds through the front garden. Alternatively, there is a large driveway that provides another entry point.

### Ground Floor Living

Stepping into this impressive family home, you are greeted by an enclosed porch leading to a spacious entrance hallway, which has parquet flooring. Under the stairs is the useful downstairs wc, a must for a growing family. Immediately to your right is the study, featuring a wall radiator and a window overlooking the front garden. Ahead lies the large kitchen/dining room, equipped with wooden wall and floor units, a tiled worktop, and a tiled surround. The kitchen includes a built-in double oven, a separate hob with an overhead extractor fan, and space for a dishwasher and a large fridge/freezer. A large rear window allows ample light and offers views of the expansive rear garden. Adjacent to the kitchen is the dining room, perfect for

family gatherings and entertaining.

The kitchen also leads to the utility room, which provides rear access to the garden and houses a sink unit, wall radiator, and space for a washing machine and tumble dryer.

To the left of the main entrance hallway is the spacious living room, featuring double patio doors that open to the rear garden and a front window with views of the front garden. The living room includes a feature fireplace with a multi fuel burner and ample space for several large sofas.

### Upper Floor Living

Ascending the full-height stairs to the upper floor, you arrive at a landing featuring a beautiful stained glass window and a wall radiator. The landing leads to the bedroom accommodations.

Directly ahead is the master bedroom, which offers views of the rear garden through its window. This room includes a wall radiator and an ensuite bathroom. The modern ensuite features a white suite comprising a hand wash basin, toilet, and a large shower cubicle, with floor-to-ceiling tiled walls. Bedroom 2 is a spacious double bedroom with dual aspect windows to the front and rear, allowing plenty of natural light. There is ample storage space while still providing room to move around the bed, along with wall radiators.

Bedroom 3 is a single bedroom located at the front of the property, with a window overlooking the front garden and a wall radiator.

The large family bathroom includes a modern white suite with a full-size bath, hand wash basin, and toilet. The walls are tiled with wooden paneling for added effect, and there is a useful heated towel rail in this room as well.

### Garden and Garage

Welcome to a gardener's paradise! This property boasts an expansive wrap-around garden (of just over half an acre), perfect for those who love to nurture nature.

At the front, you'll find a charming drystone wall, adding rustic appeal. The large (with parking for up to 6 + vehicles) driveway gracefully curves around the side of the property, leading to a double garage at the rear.



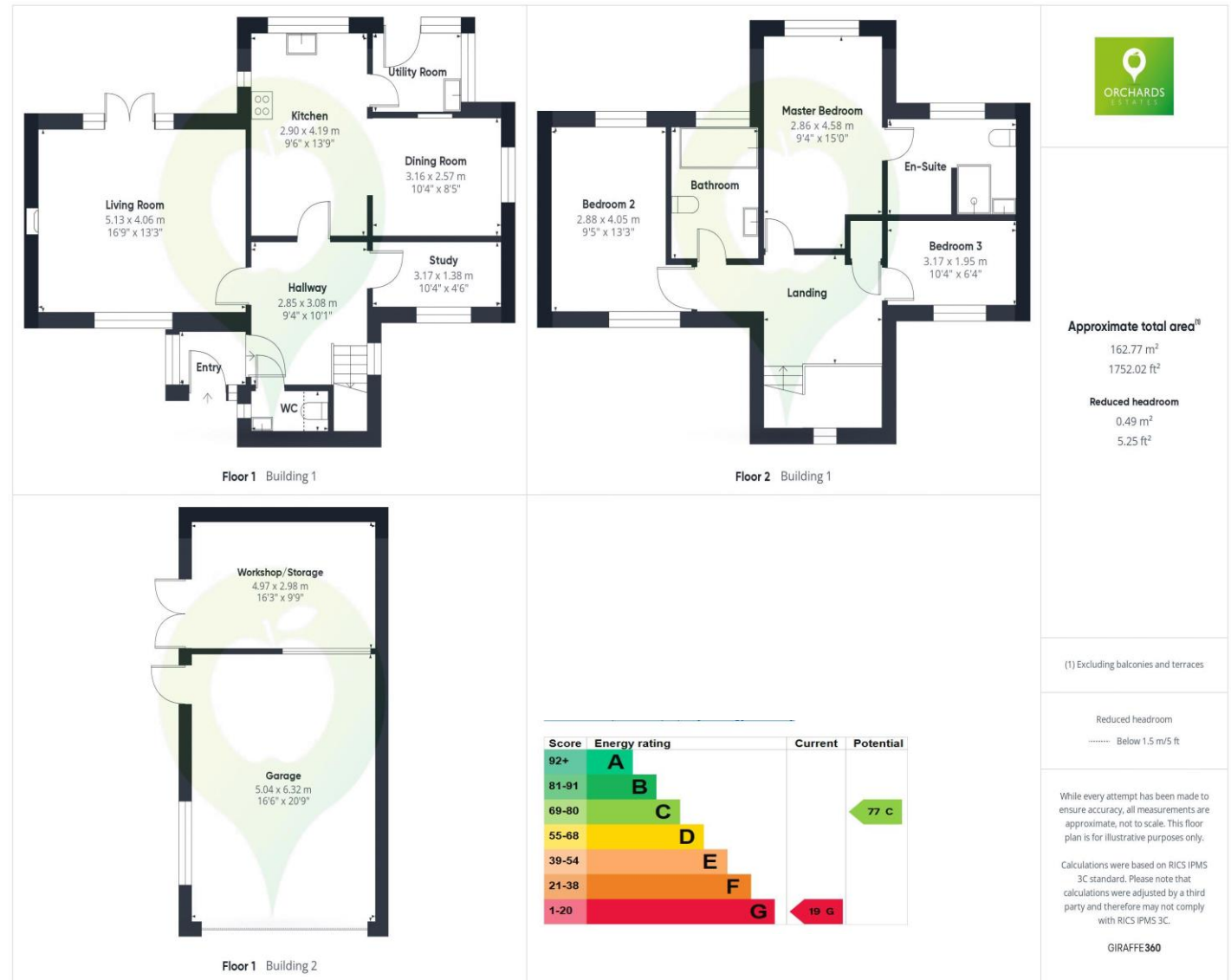
The gardens are predominantly laid to lawn, adorned with mature shrubs and trees, creating a serene and lush environment.

The rear garden is a true highlight, featuring a storage facility attached to the rear of the double garage. Designed with picturesque drystone walls and arches, this space is ideal for both relaxation and entertaining. Enjoy the patio area for gatherings, admire the raised flower beds, and make use of the large summer house (which has a power and water supply) and green house. For those with a green fingers, the vegetable garden offers a perfect spot to grow your own produce.

This garden is truly a dream come true for any gardening enthusiast!

### Material Information

- Freehold Property, built in 1958
- Council Tax Band: E
- EPC Rating: G
- Mains, Drainage, Water and Electric
- Oil Fired Central Heating - we are reliably informed by the vendor, that the Boiler is 10 years old and is regularly serviced
- Double Glazing is approx. 10 years old
- Multifuel Burner in the Living Room was installed 2015
- There is power and a water supply to the summerhouse (a hot tub was previously fitted there)
- Flood Zone 1: Low Risk has a low probability of flooding from rivers and the sea
- Broadband: OFCOM: SuperFast 80Mbps available



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www.orchardsestates.com



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