



FOR SALE

Rectory Lane, Norton-Sub-Hamdon, TA14 6SP

£385,000



ORCHARDS
ESTATES

A unique opportunity has arisen to purchase a semi-detached house on Rectory Lane in Norton Sub Hamdon. Coming to the market for the first time since 1997, the house is an ideal haven for those wishing to enjoy rural living at its best within a stone's throw from the village pub and shop.

The house offers a large area for parking and a garage, which backs onto a garden room. The house has a front aspect sitting room, rear aspect kitchen, dining room and sunroom.

On the first floor are two large bedrooms, which offer the possibility of reconfiguring to form a third bedroom and a family bathroom. The house is set in a generous plot and a viewing is highly recommended to appreciate the full benefits of what this village home has to offer.

£385,000



LOCATION

Norton sub Hamdon is one of the most charming Hamstone villages, boasting a vibrant local community and a wealth of amenities. The village features St Mary's Church, CofE Primary School, a community shop with a fully functioning post office, the highly regarded Lord Nelson public house known for its excellent food and role as a local hub, and the irresistibly delicious Katy's Bakes, which offers a cozy daily tea-room with cakes and bakes that are simply too good to resist. Nearby, you'll find a small town with a variety of boutique shops, a Waitrose, and a mainline train station to London (Waterloo). Yeovil and Taunton serve as the commercial centers of the area, offering superb shopping and leisure facilities. For sports enthusiasts, there are horse racing events at Wincanton, Exeter, and Taunton, as well as golf courses at Long Load, Sherborne, Yeovil, Bridport, and Windwhistle. This picturesque village and its surroundings offer a delightful blend of community spirit, convenience, and recreational activities, making it an ideal place to call home.

Approach

Enjoying an enviable position within the village, the property is situated immediately beside the highly regarded Lord Nelson Pub—adding charm and convenience to its setting. A long private driveway runs alongside the house, offering generous off-road parking for multiple vehicles and easy side access to the property.

Ground Floor Living

WC: Thoughtfully designed cloakroom with sleek low-level WC and modern white vanity unit for practical elegance.

Living Room: Spacious sitting room with feature gas fireplace, double-aspect window for natural light, and classic wooden door adding timeless charm.

Kitchen: Generous kitchen/diner with Shaker-style units, stainless steel sink, integrated oven/hob, tiled splashback, built-in dishwasher and fridge. Space for dining table and breakfast bar, plus radiator for year-round comfort.

Utility/Sunroom: Bright laundry space with washer/dryer area, built-in storage, and room for a small table. French doors open to the garden, blending utility with serene relaxation.

First floor Living

First Floor Landing: Landing: Spacious and light-filled with loft access and large built-in cupboard.

Bedroom One: Generous double with double-aspect windows, built-in wardrobes, radiator, and shower cubicle for added comfort.

Bedroom Two: Large double with double-aspect windows, built-in cupboard, and radiator for year-round warmth.

Bathroom: Modern white suite with full-size bath and shower over, plus heated towel rail for added luxury.

Garden, Sun Room, Garage and Parking

The property boasts a large, secure garden, ideal for pets or children to play safely. Beautifully landscaped, it features lush lawns, well-stocked borders, and a lovely patio area—perfect for outdoor dining, entertaining, or soaking up the sun. At the far end, a dedicated vegetable and growing area with two garden sheds and a greenhouse provides an excellent opportunity for gardening enthusiasts or those seeking a more sustainable lifestyle. A single garage adjoins a delightful garden room, thoughtfully designed as a peaceful retreat. Whether used for quiet reading, creative hobbies, or simply unwinding in solitude, this versatile space offers tranquil views across the garden.

Parking: The property benefits from a long, sweeping driveway that provides generous off-road parking for 5–6 vehicles—ideal for families, guests, or those with multiple cars. Its elegant approach adds to the home's curb appeal while offering practical convenience.

Material Information

- Freehold property: built in 1947
- EPC rating: TBA
- Council tax Band- Mains Electric, Water, Gas and Drainage
- Boiler is a condensing immersion boiler located in sunroom cupboard and is 2 years old.
- Loft Ladder, boarded and lighting Double Glazing replaced in 2020
- Floodzone- Flood Zone 1 - Low risk of flooding from rivers and sea
- Broadband- Ultrafast up to 1000 mbps





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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