



FOR SALE

Ham Hill, Stoke-Sub-Hamdon, TA14 6RL

£265,000



ORCHARDS
ESTATES

An exciting opportunity to purchase a charming cottage on popular Ham Hill with far reaching rural views.

Having been completely renovated, the house is a true turnkey home for someone looking for the comforts of modern living with the charm of an older house.

Benefitting from a large open plan kitchen / dining / living room, there is also a utility / wc on the ground floor.

On the first floor are two bedrooms and a bathroom and stairs rise from the landing to a second floor with a large, airy double bedroom.

The house has an immaculately presented rear garden, ideal for al fresco dining on a summer's eve, and a small outside area to the front of the property.

There is parking on the street and a car park opposite. An early viewing is recommended.

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LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdresser, chemist, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools. The local beauty spot of Ham Hill stands on the fringe of the village offering commanding views over the surrounding countryside. Yeovil lies approximately 6 miles to the East, Ilminster approximately 10 miles to the West. Excellent road access via the A303.

Approach

Approached from Ham Hill Road, with the charming village setting behind you, a set of steps ascends to a picturesque terrace of cottages situated to the left. The property enjoys a small front garden area, accessed via a shared pathway that runs in front of the neighbouring cottages, adding to the quaint and communal feel of the location.

Ground Floor Living

Utility/Cloakroom: A thoughtfully designed space offering practical amenities, including provisions for both a washing machine and tumble dryer. The room also features a low-level WC, a wash hand basin, and houses the boiler—combining essential utilities with everyday convenience in a discreet and functional setting.

Living Room/Dining Room: A welcoming and well-appointed space featuring a double-glazed window to the front, allowing for ample natural light. The room benefits from a TV point, a charming wood-burning stove, and a radiator for year-round comfort. Additional storage is provided by two under-stairs cupboards, while the engineered oak flooring adds a touch of elegance and durability.

Kitchen: A contemporary kitchen with ample wall and base units, electric oven, gas hob, built-in microwave,

integrated fridge and dishwasher, and stainless-steel sink. Natural light enters via rear window, skylight, and garden-access door blending practicality with modern style.

First Floor Living:

Landing: Double glazed window to the front and stairs to Bedroom Two

Bedroom Two: this charming third bedroom features a double-glazed window to the front, offering natural light and a pleasant outlook. A period-style fireplace adds character to the space, complemented by a radiator for comfort throughout the seasons.

Bedroom Three: this well-proportioned second bedroom features a double-glazed window overlooking the rear aspect, allowing for natural light and a pleasant outlook. A radiator provides comfortable heating, making this an ideal space for a guest room, home office, or nursery.

Bathroom: A stylish and well-appointed bathroom featuring a double-glazed window to the rear, providing natural light and ventilation. The suite includes a WC, wash hand basin, and a bath with a rainfall shower overhead for a luxurious touch. Additional features include an extractor fan, heated towel rail, shaver point, and tasteful part tiling, combining comfort with contemporary design.

Second Floor Living

Stairs to

Bedroom One: this principal bedroom is filled with natural light from four skylights, creating a bright and airy atmosphere. The room benefits from useful eaves storage and features areas of restricted head height, adding character to the space while maximizing functionality.



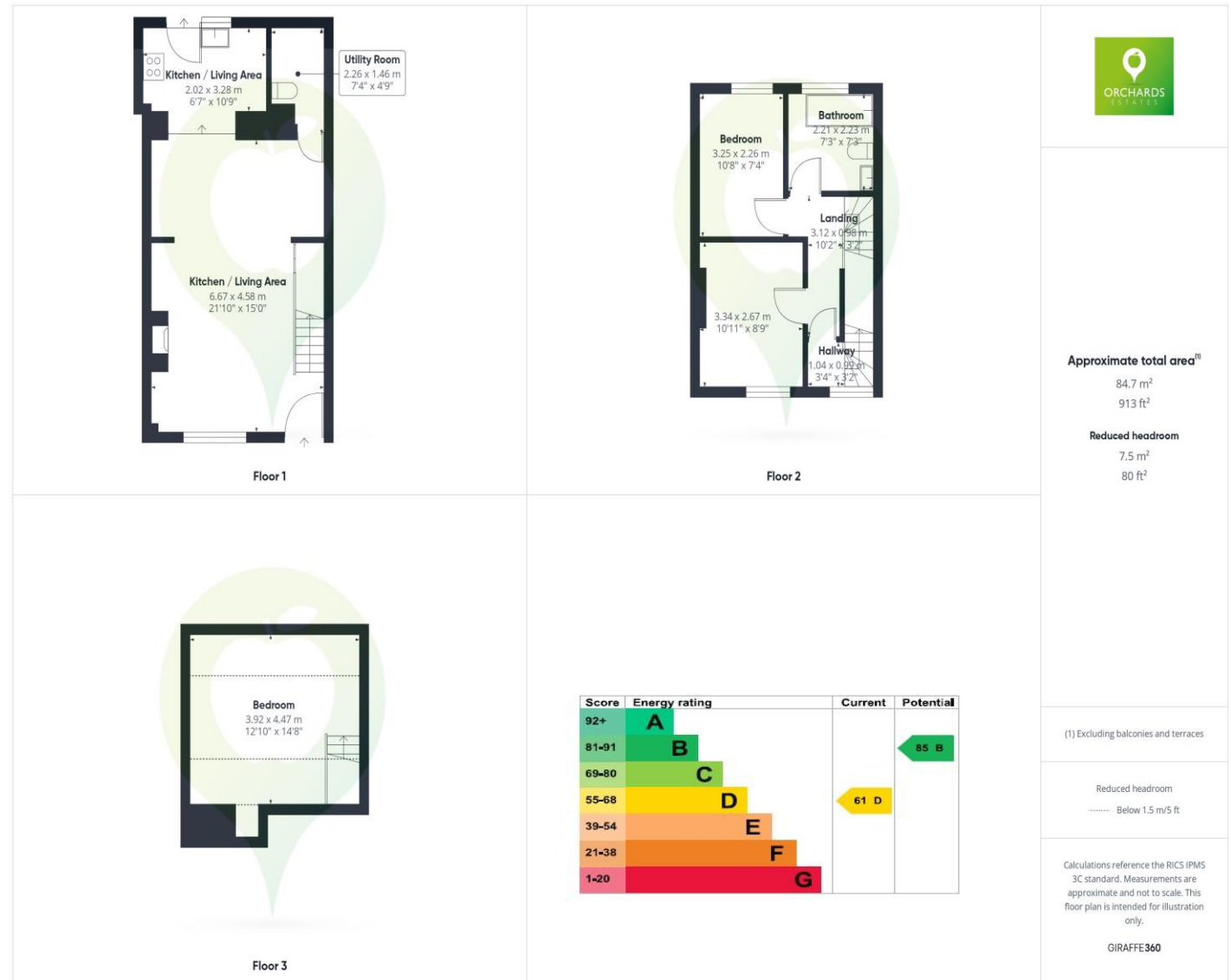
Rear garden and Parking

The property benefits from a well-maintained lawn bordered by mature hedging, offering privacy and a natural backdrop. Steps lead up to an elevated patio seating area—ideal for outdoor dining and relaxation. The garden is enclosed with fencing and includes a practical garden shed and water butt for convenience. From the upper level, enjoy picturesque views over the stunning Ham Hill Country Park.

Parking: Parking is on the street and in car park opposite the property

Material Information

- Freehold Property CC1880
- EPC Rating-D
- Council Tax Band-B
- Mains Water, Drainage, Gas and Electric
- Undercounter Fridge, Dishwasher, Oven and Hob Included
- Right of Way through back garden path to Neighbours property but never used.
- 16th Share in any repair costs to maintain the lower path
- Condensing Boiler housed in the Utility Room Double Glazing - 10 Years old
- Flood Zone 1 - Land within flood zone 1 has a low probability of flooding from rivers and the sea Broadband- Ultrafast 1000 mbps
- Parking is on the street and in car park opposite



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Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

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