



**FOR SALE**

Merriott Road, Hinton St. George, TA17 8SL  
£535,000



An exciting opportunity to acquire a three bedroom family home with a garage and off-road parking in popular Hinton St George.

Benefiting from a central position within the village, this spacious, detached house which enjoys privacy with a beautiful low maintenance garden, ideal for busy lifestyles.

The current owners have maintained the property immaculately during their ownership so that the house is ready to move straight in to with no updating required.

The house also enjoys country features such as a modern multi fuel burner, barn style front door and has a rich variety of trees and shrubs providing wonderful colours from spring until winter.

It is not often that a house of this size and calibre becomes available so centrally in the village and a viewing is recommended in order to appreciate all the home has to offer.

£535,000



## LOCATION

Hinton St George is a village of character in a conservation area of South Somerset. It is set in attractive surrounding undulating countryside and contains many fine stone built character properties. Amenities include a General Stores/Post Office, Church, Inn, a Primary School and local 'bus services. Crewkerne (Mainline Station - Waterloo) is three miles, Yeovil eleven miles, the Dorset Coast eighteen and the A303 trunk road connecting to the National Network within three miles.

## Approach

The house is lightly elevated and accessed via a drive shared with the neighbouring property. Branch right as you proceed up the gentle slope of the drive.

## Entrance Hall

The entrance hall has a downstairs wc, stairs rising to the first floor, access to the kitchen, the sitting room and the rear porch.

## Sitting Room

Front aspect room with large multi fuel burner and doors leading to the garden room and dining room.

## Kitchen

Modern fitted kitchen with space for large range cooker and freestanding American style fridge freezer. The kitchen also houses the boiler and has a sink strategically placed with a view of the front approach of the house.

## Dining Room

Dual aspect room with double doors leading back

to the sitting room

## Stairs and Landing

Stairs rise from the entrance hall to the first floor which is light and airy, being dual aspect. All three bedrooms and the main bathroom are access from the landing.

## Bedroom 1

Side aspect, spacious bedroom with an en suite bathroom, beautifully fitted with half panelled walls, roll top bath and shower.

## Bedroom 2

Rear aspect bedroom, light and airy with a view towards the centre of the village.

## Bedroom 3

Front aspect, light and airy double bedroom.

## Family Bathroom

Beautifully designed, front aspect bathroom with generously proportioned shower cubicle and wc and hand wash basin within fitted units offering storage.

## Garage

Single garage, ideal for a small vehicle or as a workshop.

## Garden

The garden surrounds the property with inviting seating areas that follow the sun throughout the day. Rich with colourful trees and plants, it includes a gravel stepping-stone path, a terrace, and established flower beds.

The front garden provides generous outdoor space, while the rear offers a smaller private area ideal for quiet relaxation.



## Material Information

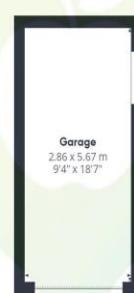
- Freehold Property, built c. early 1980's
- Mains - Electric, Gas, Water and Drainage
- Boiler - Combi, which is approx. 6 years old and still under the warranty. We are reliably informed by the vendor that the boiler is serviced annually
- Gas Safety Certificate - 2022
- Electrical Safety Certificate - 2025
- Multi Fuel Burner - Located in living room Chimney - Last swept 2025
- Driveway - Shared entrance (50/50 maintenance upkeep with neighbour)
- Parking - Driveway for 3 to 4 vehicles
- Loft - Boarded, with ladder and lighting
- Broadband - Ofcom Superfast 80mbps available
- Floodzone - 1 Very low risk of flooding from rivers or sea



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



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

144.1 m<sup>2</sup>

1551 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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