



Rose Cottage

Windmill Road, High Ham, TA10 9DL

George James PROPERTIES

EST. 2014

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Guide Price - £569,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

Rose cottage is a well presented extended detached cottage with comfortable living accommodation comprising, entrance hall, WC, large sitting room with beamed fireplace housing a wood burning stove, ground floor bedroom four/reception or playroom. There is a lovely open plan dining room and modern fitted kitchen. To the first floor there three good size double bedrooms with bedroom one having an en-suite shower room. Outside the property is approached via a vehicular driveway to a large parking area and access to a double garage, there are large gardens to the front, side and rear which are mainly laid to lawn.

Services

Mains water, electricity and drainage are all connected. Oil fired central heating to radiators. Council tax band E

Amenities

High Ham is a much sought after village with local facilities that include a church and Primary School. The village is also home to the 'Stembridge Tower Mill' it is the last remaining thatched windmill in England. The village is less than 4 miles to the north of Langport which offers a good range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Academy. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington) The Dorset coast is about 25 miles.

Entrance Hall

With two radiators, travertine floor tiles, built in cupboard and stairs.

WC

Window to rear, low level WC, wash hand basin with vanity cupboard and oil fired boiler.

Rear Porch

Window to rear, double glazed door to garden, travertine flooring.



Dining Room 9' 2" x 11' 2" (2.80m x 3.4m)
Travertine flooring and radiator and opening to -

Kitchen 15' 5" x 10' 7" (4.70m x 3.22m)
Window to front and a large velux roof window with a range of base and wall mounted kitchen units with oak work surface over, 4 ring induction hob with stainless steel splash black and extractor hood over. Built in dishwasher, space for washing machine, radiator and one and a half bowl sink with mixer tap.

Sitting Room 25' 7" x 12' 0" (7.79m x 3.67m)
Three windows to the front and two windows to the rear, two radiators and large stone fireplace with wooden beam housing cast iron wood burning stove.

Bedroom 4 / Sitting Room 13' 10" x 11' 6" (4.22m x 3.50m)
Window to front and side and radiator.

Landing
Window to rear and two radiators.

Bedroom 1 13' 10" x 11' 6" (4.22m x 3.50m)
Window to front and side, radiator.

En-suite Shower Room 9' 6" x 7' 9" (2.9m x 2.35m)
Two built in mirror fronted wardrobes, shower cubicle with mains shower, low level WC and wash hand basin, ladder towel rail.

Family Bathroom 9' 8" x 5' 7" (2.94m x 1.70m)
Window to side, bathroom suite comprising panel bath with shower screen and mains shower over, low level WC, wash hand basin, half wall panelling, ladder towel rail and built in airing cupboard.

Bedroom 2 11' 7" x 10' 2" (3.52m x 3.09m)
Window to rear and front, radiator, built in storage cupboard.

Bedroom 3 12' 4" x 9' 0" (3.75m x 2.74m)
Window to front and radiator.

Outside
The property is approached by a five bar vehicular gate and cattle grid to large gravel parking area suitable for parking numerous vehicles and access to the garage. To the front of the property is a large lawned garden with well tended flower and shrub beds, a pedestrian gate leads to the side and rear garden which is laid to lawn with a stone patio. The property is situated on an elevated plot with far reaching views to the front and rear.

Garage 19' 3" x 13' 7" (5.87m x 4.14m)
With up and over garage door, windows to rear and side, power and lighting connected.



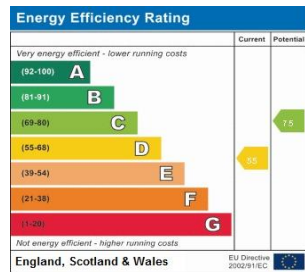
GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 1539 sq.ft. (143.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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