



Restholme

Littleton, TA11 6NT

George James PROPERTIES
EST. 2014

Restholme

Littleton, TA11 6NT

Guide Price - £675,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Restholme is a large detached bungalow offering spacious and versatile accommodation. Currently configured with five bedrooms and two reception rooms the property could suit being re-designed or extended if required. The property is set in a total of three and a half acres with formal gardens to the front and side and a long driveway leading to a large parking area. There is a large block built outbuilding and open fronted garaging with stable and store room. The land is made up of paddocks and an orchard area behind the bungalow, as you reach the top of the grounds there is a beautiful area of private woodland.

Amenities

Littleton is a small hamlet situated just to the north of Somerton. Somerton was the ancient County town of Wessex in the 8th century and a former market town. There is a good level of amenities including shops, banks, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

Services

Mains water and electricity are connected. Private drainage and oil fired central heating to radiators. Council tax band E.

Utility Room *10' 11" x 7' 10" (3.32m x 2.40m)*

Part glazed entrance door, window to side, fitted units and plumbing for washing machine, cupboard housing oil fired boiler providing domestic hot water and central heating, and further built in cupboard.

Kitchen/Breakfast Room *14' 5" x 9' 11" (4.40m x 3.02m)*

With window to rear and side, single drainer sink unit with mixer tap, and a range of built in cupboards, tiled floor, space for dishwasher and oil fired Rayburn.



Dining Room 14' 10" x 11' 0" (4.53m x 3.35m)

With Radiator and bay windows with side entrance door to the garden.

Sitting Room 19' 5" x 14' 6" (5.93m x 4.43m)

With window and door to front, radiator and fireplace housing wood burning stove.

Inner Hall

With doors leading to -

Bathroom 7' 7" x 6' 11" (2.30m x 2.12m)

With windows to rear, pedestal wash hand basin, P shaped bath with shower attachment over, low level WC and radiator.

Bedroom 1 16' 5" x 12' 1" (5.01m x 3.68m)

With windows and door to front, radiator and large built in wardrobe

Bedroom 2 11' 7" x 10' 1" (3.52m x 3.08m)

With window to side and radiator. Door to -

En-suite shower room

With low level WC, pedestal wash hand basin, shower cubicle with electric shower, radiator.

Bedroom 3 14' 7" x 8' 11" (4.44m x 2.72m)

With window and door to front and radiator.

Bedroom 4 9' 10" x 8' 6" (3.0m x 2.60m)

With window to rear and radiator.

Bedroom 5 9' 10" x 8' 7" (3m x 2.61m)

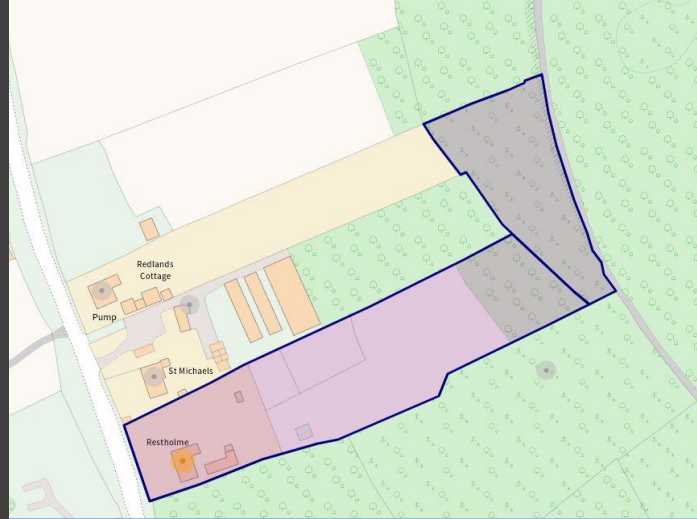
With window to rear and radiator.

Outside

The property is approached by a gated vehicular entrance, driveway leads to the side of the property to a large parking and turning area. The front garden is nicely landscaped with various flower and shrub beds, there is also a landscaped side garden with mature trees and shrubs leading up to an orchard area with a large timber storage shed. Five bar vehicular gates giving access to the paddocks, the paddocks slope up towards a beautiful mature wooded area of approximately 1 acre. In total the land reaches approximately 3.5 acres.

Outbuilding

From the parking area there is a large blocked outbuilding comprising open fronted garaging, secure store, workshop and stable all with power and lighting, to the side of the outbuilding is a secluded courtyard seating area directly behind the bungalow.



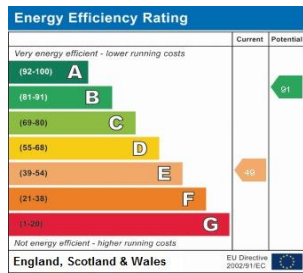




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, ceilings 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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