



Oakwood House
Pibsbury, Langport, TA10 9EJ

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Guide Price - £825,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

Opportunities don't come around often to purchase a property like Oakwood House. The main house offers flexible living, with a variety of rooms downstairs including study, open plan living/kitchen and a cinema room with fibreoptic ceiling. There are three double bedrooms upstairs, the master benefitting from a dressing room, stylish ensuite and a balcony taking advantage of breath-taking countryside views to the rear. The two further bedrooms benefit from Juliet balconies. The south facing rear garden is ideal for entertaining and includes a recently built outdoor kitchen/bar with large patio. In addition to the main house is an exceptional two bedroom detached annex with separate parking and garden, perfectly set up for holiday accommodation, or friends and family when they come to stay. Both buildings exude class and were built with luxury and comfort in mind. The property is situated within the hamlet of Pibsbury on the fringes of Langport, meaning you're no more than a short drive away from the nearest shops and amenities.

Amenities

The village of Pibsbury is a short distance from Huish Episcopi and Langport. Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tescos supermarket, churches, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach. There is a friendly, historic 17th century pub within walking distance of the property

Services

Mains gas, water, electricity are connected to both properties. Council tax band F. The annex has previously been let by Sykes Holiday Cottages and a full inventory and accounts can be provided upon request.

Entrance Hall

A grand entrance hall greets you from the oak front door, flanked by glass windows. Limestone flooring, underfloor heating, push storage cupboard under stairs, further storage cupboard for coats and shoes. A bespoke oak staircase leads to the first floor.

Study/Bedroom Four 13' 3" x 10' 10" (4.04m x 3.30m)



With window to front, spotlighting, tiled flooring with underfloor heating.

WC

Extractor fan, spotlighting, chrome heated towel rail, close coupled WC, wash hand basin with vanity storage, limestone flooring with underfloor heating.

Open Plan Kitchen/Dining/Living Area 29' 4" x 22' 10" (8.94m x 6.96m)

Living Area

With bi-folding doors to rear garden, window to side, limestone flooring with underfloor heating, tv point, spotlighting, feature electric double sided fireplace.

Kitchen/Dining Area

With bi-folding doors to rear garden, limestone flooring with underfloor heating, spotlighting. This magnificent kitchen offers a range of wall and base units, integrated dishwasher, microwave, coffee machine, space for fridge/freezer. There is an island with breakfast bar, storage cupboards/drawers and a wine fridge. 6 ring Rangemaster range with extractor over, double Belfast sink with kettle tap. There is plenty of space for dining table and chairs.

Utility Room

With side door to garden, limestone flooring with underfloor heating, spotlighting, space and plumbing for washing machine/tumble dryer, stainless steel sink with drainer, multiple storage cupboards, one housing modern mains gas boiler.

Cinema Room 14' 3" x 9' 4" (4.34m x 2.84m)

With window to front, carpet with underfloor heating, tv point, spotlighting, top of the range fibreoptic ceiling and soundproof plaster boarding.

First Floor Landing

Spotlighting, decorative lighting up the stairs, bespoke oak banister.

Bedroom One 17' 8" x 9' 8" (5.38m x 2.95m)

With bi-folding doors to rear onto balcony, offering stunning, south facing countryside views. The bedroom has two radiators and a tv point, and flows into dressing room.

Dressing Room

With window to side, range of modern fitted wardrobes, drawers and dressing table space, spot lighting, access to attic.

Bedroom Two 14' 9" x 9' 5" (4.50m x 2.87m)

Double door to rear with Juliet balcony and stunning views, radiator, tv point, built in wardrobes, spotlighting.



Bedroom Three 16' 1" x 9' 7" (4.90m x 2.92m)

Double door to rear with Juliet balcony and stunning views, radiator, tv point, built in wardrobes.

Bathroom

With frosted window to front, freestanding oval bath with shower, chrome heated towel rail, double shower with circular rainfall head, close coupled WC, vanity sink, storage cupboards and spotlighting.

Outside Space

The extensive south facing rear gardens are beautifully maintained and offer breath taking views over the local countryside. The garden is mainly laid to lawn, with a large patio and stone shingle pathway. There is a recently completed outside kitchen/bar area with covered seating area, and the house is fitted with downlighters, making it an ideal entertaining space. There is access to the front of the house on both sides of the garden, which also includes a tap and electric point that is ready to be connected. To the front is a sweeping driveway with parking and turning space for lots of vehicles accessed through a five bar gate. The house is incredibly attractive and has been built to a high standard that is evident as soon as you enter the driveway. The annex is immediately to the right with its own private parking. There is an oak car port and adjoining workshop.

ANNEXE

Kitchen/Living/Dining Area 18' 6" x 17' 3" (5.65m x 5.26m)

With window to front, radiator, spotlighting, attractive vaulted ceiling, double doors to garden. The kitchen area has a range of base and wall units, ceramic sink with drainer, hob with extractor fan over, electric oven, integrated fridge/freezer, dishwasher and microwave, tv point.

Inner Hallway

2x storage cupboards, window to front, radiator.

Bedroom One

Window to front, radiator, tv point.

Bedroom Two 12' 2" x 7' 7" (3.71m x 2.31m)

Window to side, radiator, tv point.

Bathroom

A stunning, beautifully fitted bathroom with extractor fan, long chrome heated towel rail, freestanding oval bath, close coupled WC, vanity sink, corner shower with rainfall shower head.

Outside

There is a secure, private garden for the annex which is laid to patio with stone shingle borders. There is parking for a couple of cars which is separate to the main house.



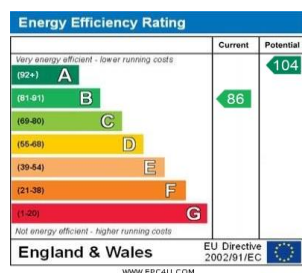




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