



1 Orchard Close  
Long Sutton, TA10 9LY

GeorgeJames PROPERTIES  
EST. 2014



# 1 Orchard Close

Long Sutton, TA10 9LY

Guide Price - £425,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

1 Orchard Close is a stone built house situated within the popular village of Long Sutton. The property has undergone a complete refurbishment by the present owners including a substantial extension to the rear and side. The result is a stunning bright and spacious home with a beautiful open plan kitchen diner with bi-folding doors opening to the private south west facing gardens. The extension has also created a large utility room, study and second bathroom. The house is approached via secure vehicular gates to a parking area with side access to the side and rear gardens. Within the garden there is a large detached, fully insulated home office/studio currently used by the present owner for a beauty business.

## Services

Mains water, drainage, gas and electricity. Gas fired central heating to radiators. Council tax band B. There is underfloor heating throughout the extension. The property has been re-plumbed and mostly re-wired.

## Amenities

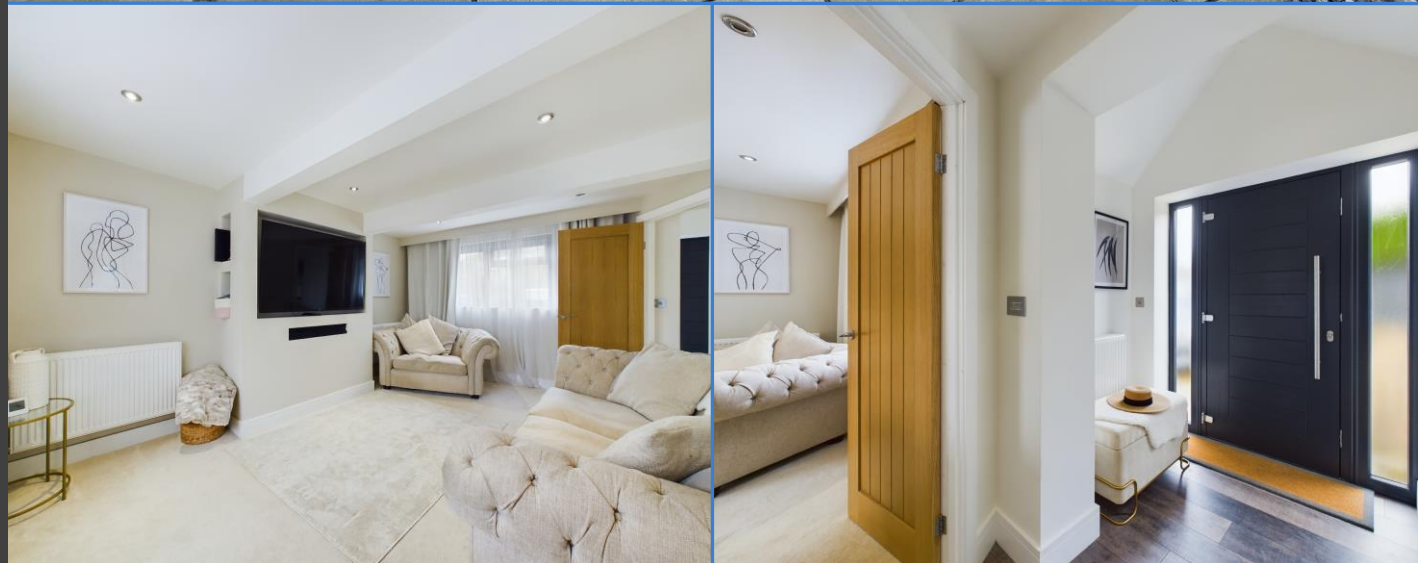
Long Sutton is a popular South Somerset village, which lies approximately 3 miles South East of Langport and mostly consists of individual properties. Facilities include the village hall, church and the well patronised Long Sutton Golf Club (less than 1 mile distant). The Devonshire Arms is a popular pub/hotel and there are numerous walks to be had along the river and across the moors. The village provides a general store with Post Office and a much respected Primary School that has a Breakfast Club, plus an After School Club for pupils.

## Entrance Hall

Part glazed entrance door leads to the large entrance hall with part vaulted ceiling and stairs leading to the first floor. Radiator.

## Sitting Room 17' 5" x 12' 8" (5.30m x 3.87m)

With windows to the front and rear, media wall with concealed space for wiring and recess for television. Two radiators.





**Kitchen/Dining Room** 28' 7" x 13' 1" (8.70m x 4.00m)

This wonderful bright and spacious open plan area is the heart of the home, from the dining/family room there is full height glazing to the side with wide bi-folding doors opening to the rear garden. The modern fitted kitchen has a good range of storage units with quartz work surfaces over and peninsular breakfast bar. Fitted appliances include dishwasher, fridge freezer and eye level double oven. There is a four ring induction hob with stainless steel extractor hood over. This room has a tiled floor with under floor heating.

**Utility Room** 11' 5" x 9' 4" (3.48m x 2.85m)

With full height window and glazed door to the side and roof window. Range of fitted storage units with space for a washing machine. Tiled floor with under floor heating.

**Study** 9' 4" x 5' 10" (2.85m x 1.77m)

With window to the front, fitted desk and tiled floor with underfloor heating.

**Bathroom** 9' 4" x 7' 7" (2.85m x 2.30m)

With window to the rear, bathroom suite comprising low level WC, vanity wash hand basin and freestanding 'eggshell' bath with central wall taps. Tiled floor with underfloor heating.

**Landing** 9' 1" x 5' 8" (2.76m x 1.72m)

With window to the rear, radiator and access to the attic.

**Bedroom 1** 11' 8" x 12' 6" (3.55m x 3.80m)

With window to the front and radiator. Built in wardrobe.

**Bedroom 2** 10' 3" x 9' 8" (3.12m x 2.94m)

With window to the front and radiator. Over stairs built in cupboard.

**Bedroom 3** 9' 8" x 7' 9" (2.95m x 2.36m)

With window to the rear and radiator.

**Shower Room** 6' 8" x 6' 4" (2.02m x 1.92m)

With window to the rear, modern suite comprising low level WC, vanity wash hand basin and 2000mm shower cubicle with glass screen, rain head shower and hand held shower unit. Radiator.

**Outside**

Secure vehicular entrance gates lead to a large gravelled parking area. A pedestrian gate leads to the side of the house with pathway leading to the garden studio/work room. A picket fence and gate lead to the rear garden which is laid to lawn. The garden is south west facing and offers an excellent degree of privacy.

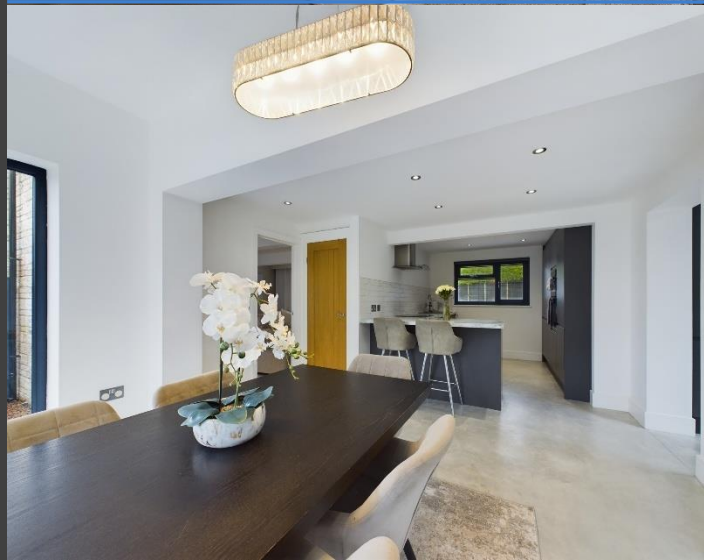
**Garden Studio/Home Office** 15' 7" x 9' 5" (4.76m x 2.88m)

This fully insulated building is ideal for home working, gym or hobbies. Power and lighting is all connected.

**Storage Shed** 8' 4" x 7' 8" (2.54m x 2.34m)













TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: [somerton@georgejames.properties](mailto:somerton@georgejames.properties)

[www.georgejames.properties](http://www.georgejames.properties)



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