



The Lodge

Limington, BA22 8EG

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £785,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

The Lodge is an impressive modern detached family home built in 2022, the house has been constructed to a high standard with White Lias elevations under a slate roof. Architecturally the house has been well designed with protruding front pitched gable, roof water tabling and oak supports on the porch and carport. The house sits in a good size plot of approximately 0.25 acres with large parking area to the front and enclosed gardens with open west aspect and views to the rear. The accommodation centres around the impressive kitchen/family room with oak framed garden room with vaulted ceiling and bi-folding doors to the garden. There is an opening to the sitting room with woodburning stove and further doors to the garden. Also on the ground floor is a large utility room with access to a useful, secure bike store. All ground floor rooms have attractive Travertine floor tiles and underfloor heating. To the first floor there are four bedrooms and family shower room. The main bedroom has an en-suite bathroom.

Amenities

The Lodge is situated within the small idyllic village of Limington which has a parish church and a very popular public house. The village of Ilchester is approximately 1.5 miles away and offers a full range of amenities including a petrol station, post office, local shop, pubs and restaurants, church and primary school. A more comprehensive selection of amenities can be found in Yeovil approximately 5 miles to the south, including a golf course and a main line rail connection (London Waterloo) from Yeovil Junction. There are also excellent road links including the A303, that can easily be reached via Ilchester.

Services

Mains water, drainage and electricity are all connected. Efficient air source heat pump provides heating and hot water. There is under floor heating to the ground floor and radiators to the first floor. Council tax band F.

Entrance Hall

An oak storm porch with entrance door leads to the hall with stairs to the first floor and window to the front.



WC

With window to the front, low level WC and vanity wash hand basin. Heated towel rail.

Sitting Room 19' 1" x 13' 2" (5.82m x 4.01m)

With window to the front and French doors to the rear garden. Oak beamed fireplace housing cast iron wood burning stove and slate hearth.

Kitchen/Family Room 29' 1" max x 23' 4" max 'L' Shaped (8.87m max x 7.12m max)

The kitchen area is fitted with bespoke painted kitchen units with Corian work surfaces over, peninsular unit and double sink unit with mixer tap. Fitted appliances include a dishwasher and NEFF eye level double oven. A dresser style recess houses a large induction hob with glass splash back and extractor hood. The kitchen and dining area opens to a lovely oak framed sitting room with vaulted ceiling and bi-folding doors to the garden.

Utility Room 20' 4" x 8' 2" (6.20m x 2.50m)

This generous size utility has a window to the front and glazed door to the side. There are a range of units with work surfaces over and sink with mixer tap. Space for a washing machine, tumble dryer and fridge freezer. Door leads to the bike store.

Landing

With window to the rear and large built in airing cupboard.

Shower Room 8' 7" x 6' 11" (2.62m x 2.10m)

With window to the front, bathroom suite comprises low level WC, wash hand basin and 1800mm shower cubicle with mains shower and glass screen. Heated towel rail.

Bedroom 1 17' 1" x 10' 3" (5.20m x 3.12m)

With window to the rear, radiator and two built in double wardrobes.

En-Suite Bathroom

With window to the rear, bathroom suite comprises low level WC, wash hand basin and panelled bath with central taps. 1800mm shower cubicle with mains shower and glass screen. Heated towel rail.

Bedroom 2 10' 10" x 10' 5" (3.31m x 3.18m)

With window to the rear and radiator. Two built in double wardrobes.

Bedroom 3 10' 10" x 8' 4" (3.30m x 2.55m)

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

Bedroom 4 9' 8" x 8' 6" (2.94m x 2.60m)

With window to the front and radiator.



Outside

The house is approached from the lane with vehicular entrance to a large parking and turning area. There is ample space for several vehicles including motorhome or caravan. A side pedestrian gate leads to the rear garden.

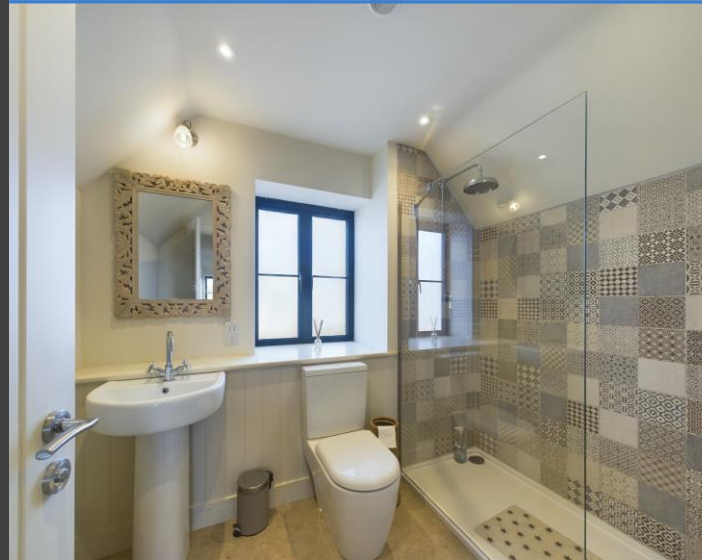
Double Car Port 23' 11" x 16' 0" (7.30m x 4.87m)

With apex roof storage, power and light. A door leads to the bike store. There is an electric car charger fitted.

The rear garden is west facing taking full advantage of the afternoon and evening sun. To the immediate rear of the house is a large patio area with water tap, lighting and power point. Timber garden storage shed.

Agents Note

The furniture shown in the photographs are digital CGI's and are for illustrative purposes only.





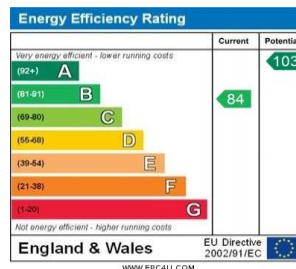


1ST FLOOR
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 2419 sq.ft. (224.7 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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