



11 Cross Lane
Long Sutton, TA10 9LR

GeorgeJames PROPERTIES
EST. 2014

11 Cross Lane

Long Sutton, TA10 9LR

Guide Price - £335,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

11 Cross Lane is an attractive semi-detached stone cottage located within this sought after village. The property has accommodation comprising entrance hall, sitting room with wood burning stove, large utility room, modern kitchen and WC. To the first floor there are two double bedrooms and large bathroom. Outside the cottage has a long driveway allowing for parking for several vehicles and large private gardens backing on to farmland.

Amenities

Long Sutton is a popular South Somerset village which offers local facilities which include the village hall, well-stocked village shop with post office, church, very popular Devonshire Arms pub/hotel, and the well-patronised Long Sutton Golf Club (less than 1 mile distance). There is also an active cricket club, children's playground and tennis courts. Within the village there is a farm shop with café and a cider farm with taproom, all within comfortable walking distance. The very well-respected Primary School has a Breakfast Club and an After School Club for pupils. More facilities are available either at Somerton (about 3 miles to the north) or Langport (3½ miles to the west). The county town of Taunton is approx. 16 miles away with its comprehensive shopping, scholastic and recreational facilities, and the towns of Yeovil, Bridgwater, Street and Glastonbury are all in easy reach. Bristol and Bath are within commuting distance for many. The M5 can be accessed at Junction 25 (Taunton) or Junction 24 (Bridgwater).

Services

Mains water, drainage and electricity are all connected. Council tax band C.

Entrance Hall

Entrance door leads to the entrance hall with door to the sitting room.

Sitting Room 13' 6" x 13' 5" (4.11m x 4.09m)

With window to the front, night storage heater and brick fireplace housing cast iron wood burning stove.



Inner Hall

With stairs to the first floor and understairs storage cupboard.

Utility Room 6' 7" x 4' 8" (2.00m x 1.42m)

With window to the side, plumbing for washing machine and tumble dryer. Sink unit.

Kitchen 9' 3" x 9' 1" (2.82m x 2.76m)

With window to the rear. Modern kitchen comprising base and wall mounted units with work surfaces over. Built in electric oven with four ring electric hob and extractor over. Single drainer one and a half bowl sink unit with mixer tap, space for fridge.

Rear Hall

With door to the garden.

WC

With window to the side, low level WC and wash hand basin.

Landing

With window to the rear and built in airing cupboard with hot water cylinder.

Bedroom 1 14' 6" x 10' 3" (4.42m x 3.13m)

With window to the front and night storage heater. Two double built in wardrobes.

Bedroom 2 12' 3" x 8' 8" (3.73m x 2.64m)

With window to the front and night storage heater.

Bathroom 8' 8" x 9' 2" (2.63m x 2.80m)

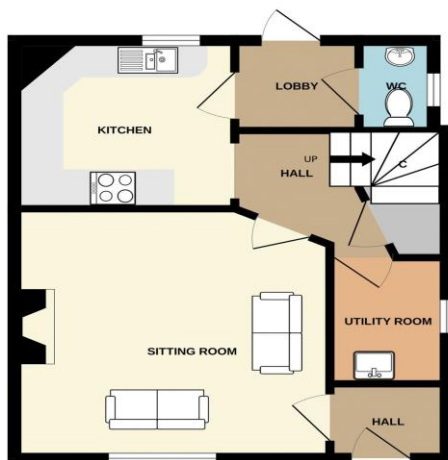
With window to the side. Bathroom suite comprising low level WC, wash and basin and 'P' shaped bath with mains shower over. Electric heated ladder towel rail.

Outside

A pedestrian gate and path leads to the front door. A vehicular drive continues to the side of the house with parking for several vehicles. The garden to the rear of the house is laid to lawn with various shrubs and Apple tree. The property occupies a large plot backing on to farmland.



GROUND FLOOR
37.5 sq.m. approx.

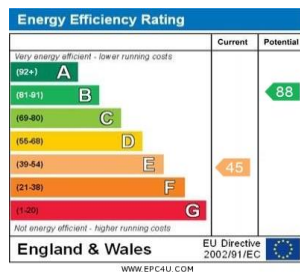


1ST FLOOR
34.1 sq.m. approx.



TOTAL FLOOR AREA : 71.6 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

www.georgejames.properties



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