



Pickering

Knole, Somerset, TA10 9HY

George James PROPERTIES
EST. 2014

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Guide Price - £625,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Pickering is a substantial detached family home, the property has been extended to both the side and rear to provide unusually spacious accommodation. On the ground floor the large living room opens to the dining room which also serves a comfortable garden room overlooking the grounds with Knole Hill beyond. There is a useful second sitting room/snug, study and kitchen with utility room. To the first floor there are four bedrooms and family bathroom. Bedrooms one and two are exceptionally large with the main bedroom having a dressing room and en-suite shower room. The plot extends to approximately 0.25 acres with gated driveway, double garage and large mature south west facing gardens overlooking countryside.

Services

Mains water, electricity and drainage are all connected. Council tax band E. Oil fired central heating to radiators.

Entrance Hall

Entrance door leads to the entrance hall with stairs leading to the first floor. Open understairs area and radiator.

Sitting Room/Snug 17' 10" x 8' 9" (5.44m x 2.67m)

With window to the front and rear. Electric radiator.

Sitting Room 21' 5" x 13' 7" (6.53m x 4.14m)

This large room has a window to the rear, Cantura glass fronted fireplace and two radiators. A wide opening leads to the dining room.

Dining Room 19' 2" x 10' 4" (5.84m x 3.14m)

With window to the side and patio doors to the garden. This room is large enough to be used for both dining and as a garden room.

Study 9' 7" x 8' 8" (2.92m x 2.65m)

With window to the front and radiator.

WC

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



Kitchen 17' 0" x 8' 0" (5.17m x 2.45m)

With two windows to the side, range of base and wall mounted kitchen units with work surfaces over. One and half bowl sink unit with mixer tap. Built in double oven and four ring hob with extractor hood. Space for dishwasher and fridge freezer. Radiator and built in pantry cupboard.

Utility Room 9' 3" x 7' 3" (2.81m x 2.20m)

Window to the front and door to the side. Belfast sink and space for washing machine and tumble dryer. Built in storage cupboards.

Landing

With radiator and access to the loft space.

Bedroom 1 14' 8" x 13' 6" (4.48m x 4.11m)

With two windows to the rear and radiator.

Dressing Room 8' 6" x 7' 1" (2.60m x 2.17m)

With window to the rear and range of built in wardrobes. Electric radiator.

En-Suite Shower Room 10' 0" x 8' 6" (3.04m x 2.60m)

With window to the front, low level WC, bidet, twin wash hand basins and shower cubicle with mains shower. Heated towel rail and built in airing cupboard.

Bedroom 2 14' 7" x 13' 8" (4.45m x 4.17m)

With two windows to the rear and two radiators. Large built in airing cupboard (1.44m x 1m)

Bedroom 3 11' 2" x 9' 3" (3.41m x 2.81m)

With window to the front and radiator.

Bathroom 12' 10" x 7' 10" (3.91m x 2.39m)

With window to the front. Bathroom suite comprising low level WC, wash hand basin and panelled bath with mains shower over. Heated ladder towel rail.

Outside

Pickering is approached via a vehicular gate and driveway with parking leading to the detached double garage. There is a private pull in to the front of the property providing additional parking. The front garden is laid to lawn with flower and shrub beds. A door to the side of the house leads to the rear garden.

Double Garage 19' 10" x 17' 2" (6.05m x 5.22m)

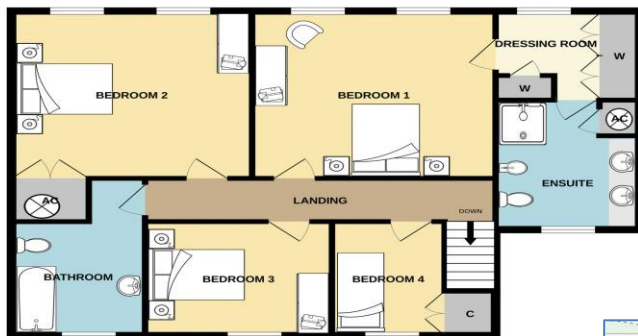
With electric up and over garage door, power and light. Pedestrian door leads to the rear garden. To the rear there is a patio area and lawned gardens with flower and shrub beds along with a selection of mature trees. Within the garden is a timber garden shed and greenhouse. The private garden is south west facing with countryside views and Knole Hill beyond.



GROUND FLOOR



1ST FLOOR



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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