



Guide Price
£335,000

At a glance...



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holland
& odam

4 Gilbert Scott House
South Horrington
Wells
Somerset
BA5 3BJ

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells follow signs for The Horringtons (B3139) via St Thomas Street and then Bath Road. Turn right at the bottom of the hill (signposted East and South Horrington) and pass Wells Golf Club. Take the next turning left into South Horrington. Follow Gilbert Scott Road up and around the bend and you will see the former hospital on your right. Take the second entrance signposted Gilbert Scott House. No. 4 is approached by the path to the right of the main entrance.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Length of Lease - 999 years
Service/Maintenance Charges - £2,000 per annum
Ground Rent - £75 per annum



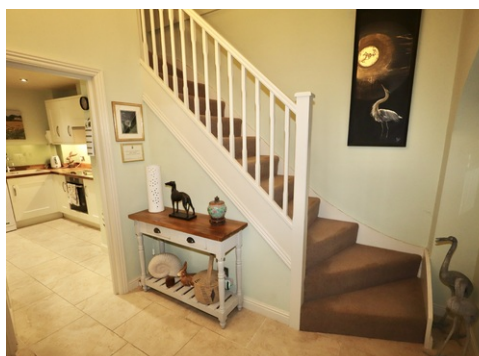
Location

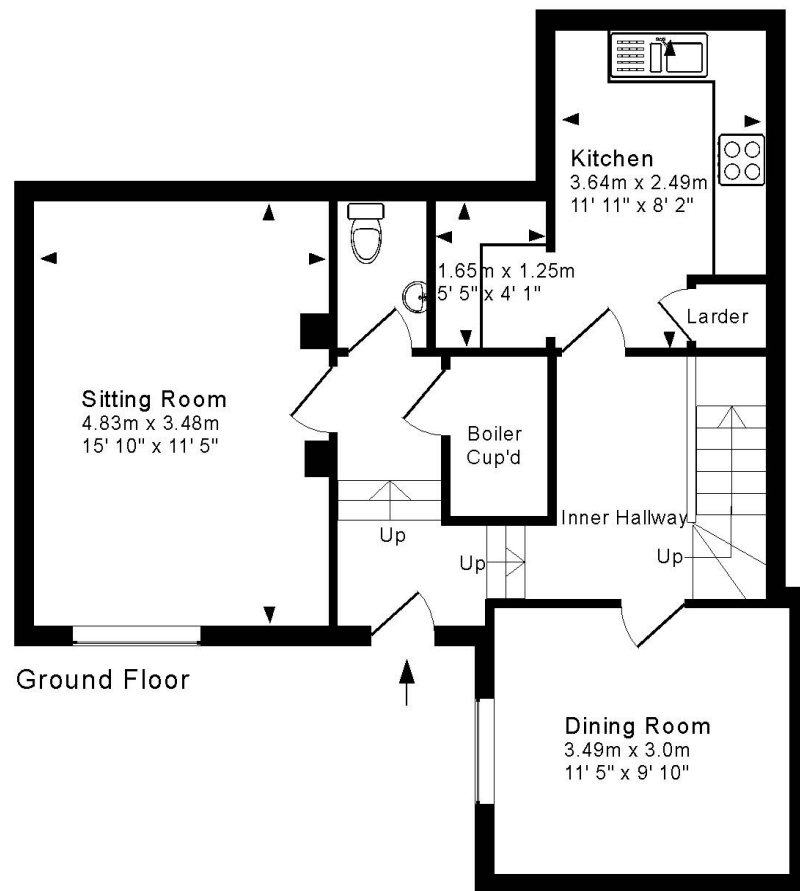
Situated within the grounds of a former hospital now forming a new village on the outskirts of Wells. To the south of the site there is a cricket pitch with Wells Golf Course beyond. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area. Just up the road is the popular Horrington Primary School.

Insight

One of the larger properties within this Grade II listed development of a former Victorian hospital being presented in excellent order throughout. The property is arranged over two floors and is one of the few accessed from the lawned grounds to the south side of the building, making it much easier for a resident to use and enjoy these lovely grounds. Every window overlooks the park-like communal gardens with views to countryside beyond. Viewing highly recommended.

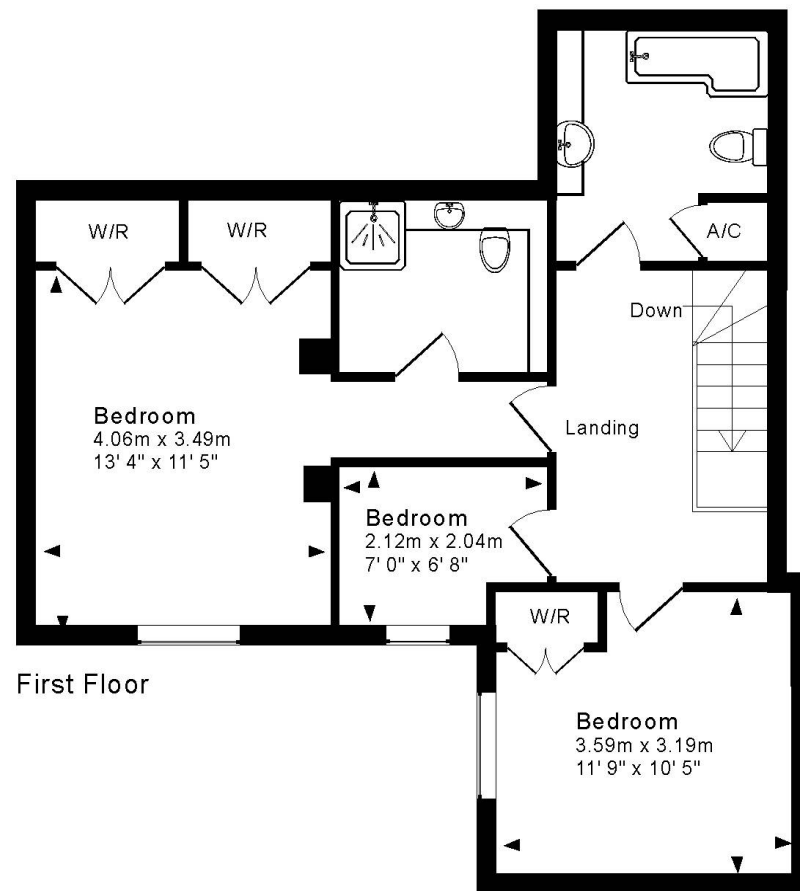
- Entrance hall with a cloakroom and large storage cupboard
- Generous sitting room with views overlooking the grounds and fitted with stylish Plantation shutters and stone mullion windows along with built in oak shelving
- L-shaped kitchen with integrated oven, microwave and washer / dryer. Larder storage
- Dining room overlooking the grounds with fitted plantation shutters
- Master bedroom with ample built-in storage and a modern ensuite shower room
- Two further bedrooms, one being a generous double having a built in fitted wardrobe. Bedroom three is a single and has fitted oak shelving, while both have views over the grounds
- Further fitted oak shelving on the landing
- Gas fired central heating and double glazed windows
- Two allocated parking spaces with extensive visitors parking





For indicative purposes only.
Drawing Number : 147-0802

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