



ENGLISH HOMES

Burrow Hill View
Hambridge, Somerset, TA10 0AU

A beautiful property located at the end of a no through lane, occupying an elevated position with far reaching country views to the rear, nestled in an acre of landscaped garden with an adjoining paddock of approx. 2.15 acres. Burrow Hill View offers flexible accommodation over two floors with five bedrooms (four ensuite), lounge, dining room, family room, garden room, kitchen/breakfast room and an integral double garage all in good decorative order. A detached machine store/workshop offers potential for a home office or annex if needed and a summer house with hot tub are also included in the sale.

Guide Price £1,100,000

EPC rated B



Accommodation:

A part glazed door with a window to either side opens into:

Entrance Porch: One window to the side and part glazed double doors open to:

Entrance Hall: Stairs rise to the first floor, one radiator, an airing cupboard with hot water cylinder, doors lead off to:

Lounge: 21' 1" x 17' 1" (6.43m x 5.20m)

One window to the front and side with two bespoke circular internal windows into the dining room, three radiators, a Hamstone fire surround with wooden mantel over and stove hearth has a multi-fuel stove inset. Double doors open to the dining room.

Study: 13' 3" x 10' 4" (4.04m x 3.16m)

One window to the front, one radiator, a door opens to a cloakroom which houses a white suite comprising a low level W.C and a hand wash basin.

Bathroom: 10' 1" x 7' 5" (3.08m x 2.26m)

One window to the rear, one radiator, a modern white suite comprises a low-level W.C, a wash basin

with storage cupboard under, a paneled bath and a shower cubicle with power shower, light, integral radio and multiple jets.

Master Bedroom: 16' 2" x 11' 5" (4.94m x 3.47m)

One window to the rear, one radiator, French doors to the side open to the patio and there are two storage cupboards.

Ensuite: One window to the rear, one radiator, a modern white suite comprises a low level W.C, wash basin with storage cupboard under, a corner shower enclosure with power shower, integral radio, light and multiple jets.

Family Room: 17' 3" x 12' 8" (5.25m x 3.87m)

One window to the front, one radiator, French doors to the side open to the patio and storage cupboard with potential to be an ensuite.

Dining Room: 17' 1" x 14' 11" (5.20m x 4.55m)

Two radiators, French doors with windows to either side open into the garden room. Door opens to the kitchen.

Garden Room: 16' 9" x 12' 10" (5.11m x 3.92m)

UPVC windows on a dwarf wall, tiled and insulated hard roof with two roof lights, a tiled floor and French doors that open to a patio.

Kitchen: (L-Shaped) 14' 0" x 13' 0" (4.26m x 3.97m) + 8' 5" x 5' 3" (2.56m x 1.61m)

Two windows, one to the side and rear and a window that gives borrowed light from the Garden Room. A pedestrian door opens to the rear, tiled floor, two radiators. A twin stainless steel sink unit with mixer tap over and storage cupboard under. A further range of wall hung, floor standing and drawer storage cupboards above and below granite work surfaces with a tiled splash back. A central island has a Zen Caldeira work surface and storage cupboards under and a breakfast bar. Integrated appliances include a fridge, freezer and dishwasher. The Rangemaster cooker is included in the sale and is dual fuel LPG/electric. There are structural drawings to extend the kitchen should the new owners wish to do so. An internal door opens to:

Integral Double Garage: 19' 3" x 21' 11" (5.88m x 6.67m) Twin barn style doors to front give vehicular access, a window to one side and a door to the side

grants pedestrian access. A utility area comprises a stainless-steel sink unit with drainer, storage cupboards above and below a work surface with a tiled splash back. There is plumbing for two washing machines, two radiators and the oil-fired boiler is located here.

Cloakroom:

One window to the side, a low-level W.C, a vanity unit with hand wash basin set in a work surface with storage cupboards under and a tiled splash back.

Stairs rise to the first floor:

Landing:

One roof light to the front and one to the rear, wall storage cupboard, storage cupboard with shelving and one radiator. Doors lead off to:

Bedroom 1: 18' 6" x 11' 4" (5.64m x 3.45m)

Triple aspect room with far reaching views, two radiators and built-in storage. Doors open to:

Ensuite Shower Room:

Modern white suite comprises a low-level W.C with concealed cistern, shower enclosure with power shower, hand wash basin and built in storage cupboard.



Bedroom 2: 18' 6" x 13' 6" (5.65m x 4.12m) + entrance: One window to the front, and one window to the side, two radiators, a walk-in storage cupboard. Door opens to:

Ensuite shower room:

A white suite comprises a low-level W.C with concealed cistern, wash basin set into a rolled edge surface with storage cupboard under and tiled splash back, shower enclosure with electric shower.

Bedroom 3: 10' 9" x 11' 5" (3.27m x 3.48m)

One window to the rear with views, one radiator and a door to:

Ensuite Shower Room:

A low-level W.C with a concealed cistern, wash basin with storage cupboard under and shower enclosure with electric shower.

Bedroom 4: 8' 4" x 11' 5" (2.53m x 3.49m)

One window to the front and one radiator.

Bathroom: One window to the rear, a low level W.C with concealed cistern, paneled bath, heated towel

rail, wash basin set into vanity unit with storage cupboard under.

OUTSIDE

Front: Electric double gates with stone pillars open to a sweeping brick paved drive with lawned areas to either side. The drive continues to the side and gives vehicular access to the machine shed/workshop.

Rear: Landscaped gardens are largely laid to lawn with a number of established flower beds that house a variety of mature plants and shrubs and a generous patio area with a 12ft-by-12ft gazebo adjacent to the property. Steps and paths lead to the summer house and workshop.

Summer House: 11' 7" x 10' 8" (3.52m x 3.24m) + covered area. Sink unit with cold tap, light and power connected. Covered area ideal for entertaining gives shelter to the hot tub and takes full advantage of the stunning views.



Machine shed/Workshop:

Machine shed: 23' 0" x 21' 4" (7m x 6.5m):

Workshop: 21' 4" x 21' 4" (6.5m x 6.5m): Split into two distinct rooms with electric doors to both sides, one window to the side and light and power connected with an outside tap attached to one side. A Zappi EV charger is housed in one side. Building is double wall skinned (with damp course to foundation slab) & wall insulated + roof is double coated metal with sandwich of 80mm of insulation (similar to supermarket buildings), roof insulation prevents any condensation issues as you get with a uninsulated metal type roof. The building has for conversion to office or living space annex subject to planning.

Amenities: Hambridge is a popular and much sought-after village, which lies about 4 miles south west of Langport and 6 miles north east of South Petherton. The village has a sought-after Primary School, Public House, modern village hall and Church with a more comprehensive range of shopping facilities to be found at Langport, South Petherton and Ilminster. The A303 lies less than 5 miles which connects to the national motorway network and the village is well placed for the larger towns of Taunton (10 miles) with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo + Paddington) and Street. The Dorset coast is about 25 miles.

VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530 sales@english-homes.co.uk
Disclaimers: Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substance's surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

Directions:

On leaving Langport head towards Curry Rivel and take the immediate turning left after the petrol station. Continue along this road until you come to the village of Hambridge, drive past the pub and the green and take the left into Hawkers Lane. The property can be found at the bottom of Hawkers Lane through the entrance on the right-hand side.

GROUND FLOOR
2170 sq.ft. (201.6 sq.m.) approx.

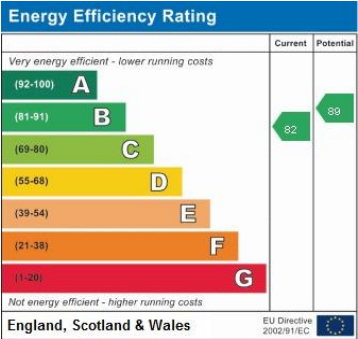


1ST FLOOR
1453 sq.ft. (135.0 sq.m.) approx.



TOTAL FLOOR AREA : 3623 sq.ft. (336.6 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.
Made with Metropix ©2021



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





ENGLISH HOMES

9 Parrett Close, Langport, Somerset, TA10 9PG
01458 252530
Email: sales@english-homes.co.uk
www.english-homes.co.uk