



The Withies, Woodhill,
Stoke St. Gregory, Somerset, TA3 6EW

Guide Price £575,000

4 bedrooms
Ref:EH001106



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Overview

- A 4 bedroom detached house
- Spacious garden backing onto open countryside
- Garage with gated parking and turning area
- Popular village location with primary school, church, public house, shop & café
- Master with en-suite, balcony and views over surrounding countryside
- Cloakroom
- Kitchen & Separate Utility Room
- Well presented property
- Solar Panels



A delightful and spacious detached family house located in a popular village, with views over open countryside to the rear. This well presented property offers flexible accommodation with living room, dining room, kitchen/breakfast room, utility, boot room, snug/office, conservatory, cloakroom and sun room. Whilst to the first floor is a master bedroom with en-suite and a balcony to enjoy the views, 3 further bedrooms and family bathroom. With benefits including generous front and rear gardens, garage, off road parking, popular village location and solar panels.



Accommodation:

uPVC double glazed door provides access:

Sun Room: Dual aspect uPVC double glazed windows to the front and side, double glazed double doors through to:

Hallway: Radiator with ornate cover, dado rail, thermostatic control, boiler cupboard, smoke detector, stairs rising to first floor landing, doors off to:

Cloakroom: Side aspect opaque window, low level toilet with concealed cistern, stainless steel sink vanity basin with mixer taps, radiator.

Living Room: 18' 7" x 10' 8" (5.66m x 3.25m) Front aspect uPVC double glazed window, radiator, television point, radiator, electric wood burner effect stove, coving, leading through to:

Dining Room: 20' 3" x 10' 6" (6.16m x 3.21m) Maximum measurement. Rear aspect uPVC double glazed window with views to the rear garden and countryside beyond, radiator, coving, uPVC double glazed patio doors to the rear garden, glass panel doors through to:

Conservatory: 10' 4" x 8' 0" (3.15m x 2.45m) uPVC double glazed windows, tiled flooring, uPVC double glazed door to the side Mediterranean courtyard.



Snug: 9' 7" x 8' 8" (2.92m x 2.63m) Telephone point, glass panel door through to hall, French doors through to dining room.

Kitchen/Breakfast Room: 20' 8" x 9' 9" (6.31m x 2.98m) Maximum measurements. Rear aspect uPVC double glazed window giving views to the rear garden and countryside beyond, tiled window sill, 1 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, built in Halogen hob, extractor fan over, oven and grill, space and plumbing for dish washer, tiled splash backs, tiled flooring, spot lights, radiator with ornate cover, folding glass panel door through to the hallway, glass panel door through to:

Utility Room: 17' 3" x 5' 0" (5.27m x 1.52m)

Dual aspect uPVC double glazed windows to the rear and side, low level and wall mounted kitchen units, roll top work surfaces, space for upright fridge/freezer, space and plumbing for washing machine, space for tumble dryer, radiator, tongue and groove splash backs, stainless steel sink and drainer with mixer taps, uPVC double glazed door to rear garden, door through to:

Boot Room: 6' 6" x 5' 9" (1.99m x 1.74m)

Side aspect full length double glazed window, tiled floor, door to outside, door to:

Garage: 13' 10" x 19' 11" (4.21m x 5.83m)

Metal up and over door, power, lighting and work bench.

Landing: Front aspect uPVC double glazed window, large storage cupboard with hanging rail, airing cupboard with hot water tank and slatted shelving, loft hatch access, doors off to:

Bedroom 1: 18' 10" x 9' 9" (5.74m x 2.96m) Rear aspect uPVC double glazed window with views over countryside, uPVC double glazed French doors giving access to the balcony and further



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views, radiator, built in cupboard, radiator, fitted triple wardrobes.

En-Suite: Side aspect opaque uPVC double glazed window, shower cubicle with Triton shower, low level toilet with concealed cistern, vanity wash hand basin with mixer taps and cupboard under, radiator.

Bedroom 2: 10' 8" x 10' 7" (3.25m x 3.22m) Rear aspect uPVC double glazed window with views over the garden, radiator.

Bedroom 3: 8' 7" x 8' 5" (2.61m x 2.57m) Rear aspect uPVC double glazed window with views over the rear garden and countryside beyond, radiator.

Bedroom 4: 8' 8" x 7' 8" (2.65m x 2.34m) Side aspect uPVC double glazed window, built in cupboard with shelving, radiator.

Bathroom: Side aspect opaque uPVC double glazed window, tiled window sill, bath with side panel, mixer taps and wall mounted shower attachment, low level dual flush toilet with concealed cistern, vanity wash hand basin with mixer taps and cupboard under, tiled to full height, radiator with mirror.

Outside:

Front: There is a five bar gate plus pedestrian gate leading to a tarmac driveway and turning area



providing off road parking for numerous vehicles. The garden is laid mainly to lawn with well stocked borders with a gate leading to:

Side: There is a side patio area with a white washed walls and a tiled patio area which gives it a Mediterranean feel.

Rear: There is a covered patio area with well landscaped gravel and circular patio area. Steps lead to a level lawned garden which backs onto open countryside, well landscaped borders with waterfall feature rockery. Enclosed are apple, pear and plum trees, a fruit cage and raised vegetable bed, greenhouse, storage and a 3 year compost area. The property is enclosed by a post and rail fence and side leylandii.

Amenities: Stoke St Gregory, a popular village which lies close to the edge of the Somerset Levels. The local amenities include a community owned shop and pub, primary school, church and village hall. North Curry lies less than 2.5 miles away and has further facilities, including a health centre and hairdressers. The County town of Taunton is nine miles away and offers an extensive range of shopping, education, sporting and cultural facilities along with access to the M5 motorway at junction 25. There is also a mainline railway link (Paddington).



VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530 sales@english-homes.co.uk

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1ST FLOOR



GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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