

# LODESTONE



Hazeldene, Ditcheat







# Hazeldene, Ditcheat

BA4 6RB

Guide Price: £725,000

5   
Bedrooms

2   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Light and spacious accommodation over three floors
- Five bedrooms and two bathrooms
- Good sized gardens to front and rear
- Garaging and plenty of off street parking
- Desirable village with a pub
- Located close to Castle Cary and Bruton









Hazeldene is a charming, attached property nestled in the heart of the desirable village of Ditchheat.

The house is set back from the road and boasts a generously sized front garden, a rear garden and ample parking space. This spacious home offers a perfect blend of traditional charm and modern convenience. On the ground floor, you enter through a welcoming hall that leads to the sitting room, dining room, and an open-plan kitchen and breakfast room. The reception rooms are connected by double doors, which can be opened to create a larger space, ideal for entertaining guests. The dining area features double French doors that open onto the garden, allowing for a seamless indoor-outdoor living experience. The kitchen is a great space with plenty of room for a dining table and chairs and just off this room is a glazed boot room with a door out to the front of the property making it a useful space for everyday use and outdoor gear. Also on the ground floor is a utility room which houses the gas boiler and has space and plumbing for a washing machine and dryer, and there is a separate downstairs cloakroom.







The first floor accommodates three generously sized bedrooms, one of which includes an en-suite bathroom and an additional family bathroom. A spacious landing leads to the second floor, where two further bedrooms and another separate cloakroom are located.

### **Outside**

Hazeldene is approached via an attractive gravel driveway that also leads to the garage. The rear of the property features a paved terrace, ideal for al fresco dining, which overlooks a mature, well-maintained garden. The garden is primarily laid to lawn with mature flower beds and shrubs and includes a greenhouse, a garden shed with power supply. The front garden is laid to lawn and surrounded by a well-maintained hedge providing privacy. In front of the garage is a handcrafted pizza oven.

\* Please note that the rear of the kitchen at Hazeldene is attached to the utility room of the neighbouring property.

### **Situation**

Hazeldene is in the picturesque village of Ditchat, in the heart of Somerset and on the edge of the Mendip Hills. Famous for





Paul Nicholl's racing stables, the village is home to the 12th century St Mary Magdalene Church and the 17th Century 'Manor House Inn'. The village also has a well-regarded village school and near by farm shops. Ditchheat is located near Bruton, a vibrant Somerset town offering a wide range of restaurants including the award winning 'At the Chapel' and the world-famous art gallery, Hauser & Wirth with a bar/restaurant and a fantastic garden created by a world-renowned garden designer. Castle Cary is a pretty market town with a bustling High Street which has a good range of independent retailers. It has a mainline station to Paddington (1 hr 50 mins) and Gillingham offers direct services to London Waterloo (2 hrs). Communications by road are excellent with the A303 providing a link to the M3, M25 and London or the West Country.

### **Directions**

Postcode: BA4 6RB

What.3.Words: ///dips.dinner.roadways

**Viewing by appointment only.**



## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** D

**Guide Price:** £725,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached

**Property Construction:** Standard

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains

**Water Supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Off road and garage

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** None

**Rights and Easements:** None

**Flood Risk:** Zone 1

**Coastal Erosion Risk:** N/A

**Planning Permission:** None

**Accessibility/Adaptations:** None

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** C

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



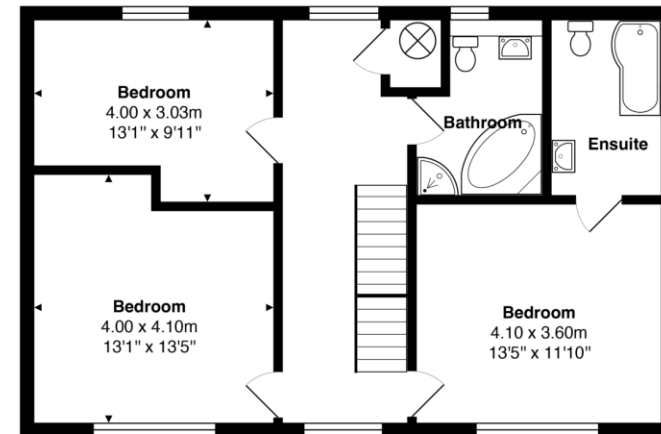
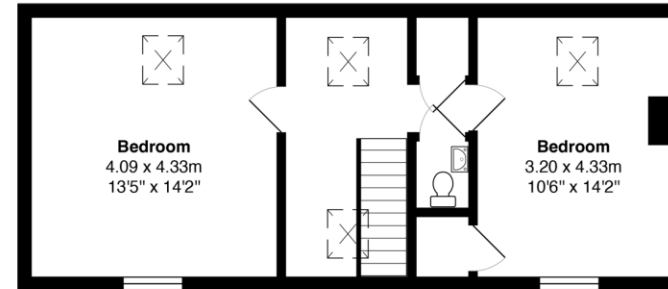
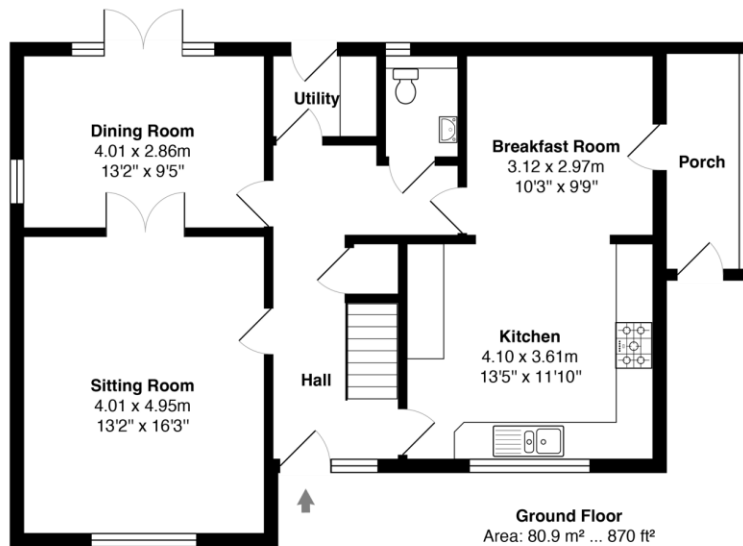




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Approximate gross internal floor area of main building - 197.5 m<sup>2</sup> / 2,125 ft<sup>2</sup>



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.



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