



Horton, Ilminster, Somerset

Guide Price
£625,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Whether you're looking for multi-generational accommodation or simply need plenty of room for visiting family and friends, this exceptionally spacious detached residence offers flexible accommodation over two floors with the option for lateral living if required.

**Horton,
Ilminster,
Somerset,
TA19 9QX**

- Exceptionally spacious and versatile chalet-style residence
- En suite bedrooms on both ground floor and first floor
 - Great potential for multi-generational living
 - Superb proportions throughout
 - 4 / 6 Bedrooms plus 3 / 5 reception rooms
- Tucked-away location in sought after village
 - Pleasant landscaped gardens
 - Driveway and double garage
- Oil fired central heating, double glazing
- Offered for sale with no onward chain

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

Tucked away in a pleasant location away from busy traffic, and in one of our most popular villages, this is an exceptionally spacious home offering lots of versatility and more than perhaps meets the eye. It's large enough for a big family wanting to join together but still manageable for those wanting to future-proof their move. The cleverly designed accommodation is arranged over two floors creating a generous amount bedroom space but these can equally be used as extra reception rooms, work rooms or hobby space if you prefer. With a landscaped, sunny garden to the rear and the added advantage of plenty of parking and double garage, it's offered for sale with no onward chain and is very worthy of an internal viewing to appreciate everything it offers, no matter what stage of the property-ladder you may be on.

The front door opens into a roomy entrance hall, with good size downstairs cloakroom to one side. At the front, a spacious eat-in kitchen has ample room for a table for more informal dining. The kitchen has an attractive decorative karndeal wood-effect floor and is fitted with a range of cream painted country style units with timber worktops including one and a half bowl composite sink unit, separate water filter, corner units and integrated dishwasher. There is also a blue 4-oven electric AGA including two traditional hotplates and additional electric hob to one side, and cooker hood above. Beyond the kitchen is a separate utility room with door to the garden and further units with useful extra sink. It also houses the oil fired central heating boiler.



The main reception rooms are located at the rear and have a lovely flow to them. The living room has a feature fireplace with slate hearth and inset LPG gas stove, and leads out to the conservatory through double doors with glazed side panels maximising the light. Glazed double doors also open to the formal dining room with is fitted with a range of attractive and practical dresser- style storage and display shelving. A further door opens to the inner hall which includes built-in-cupboard housing the hot water cylinder and leads to the remaining rooms on the ground floor.

The property has two en suite double bedrooms, including an attractive dual-aspect master bedroom on the ground floor with a range of fitted wardrobes, and an adjoining en suite shower room. This is fitted with a modern suite including concealed cistern WC, vanity wash hand basin with storage and integrated mirror and corner shower cubicle with mains shower.

Adjacent is a good size study with a range of fitted office furniture but this could easily be used as an additional ground floor bedroom, plus another two double bedrooms

on the ground floor. The family bathroom is fitted with another modern fitted suite similar in style, this time including panelled bath with shower over.

First Floor

Stairs rise up from the entrance hall to a generous landing area with velux window above, ideal for an additional desk or easy chair. There are two generous rooms off the landing, a large double room formally used as hobby room with window to the gable end as well as a velux window, and ideal as an upstairs living space for grown-up children perhaps or simply an additional bedroom. Across the landing a further double bedroom with velux windows to the front benefits from built-in wardrobe space and a cleverly concealed en suite bathroom. Far more spacious than you would expect, the bathroom includes a modern suite with both a panelled bath and additional corner shower. A further door opens to a very useful walk-in attic space with shelving, perfect for easy access to those things you would normally have in your loft.

Outside

The property is set towards the middle of its plot allowing for pleasant gardens at the rear, side access to either side of the property and ample driveway, parking and double garage to the front. The property is accessed over a shared driveway from Trotts Lane, over which this property has a right of way. The adjoining neighbour also has a right of way across this property to reach their own driveway and property to the east side. The driveway is laid to attractive patterned concrete in a block-paved style with circular motif to the front and additional parking / access to the double garage which has an up and over door, power and light. The roof space of the garage is boarded for storage with ladder access. The front garden includes lawn, roses and shrubs for all year round structure. At the rear a patio sweeps across with steps leading up onto an upper level of lawn with further circular patio to the top corner. The lawn wraps around to the west side of the property with pathway and borders, and lower path leading to the utility room door and access to the front of the property / double garage. There is also an additional greenhouse area to the side of the double garage.





Situation

The property is situated in a tucked-away position within Horton which also lies adjacent to the village of Broadway. Both villages have a great range of village facilities. Each village has a thriving pub. For families there are two playgrounds, a pre-school and the well respected Neroche Primary School in Broadway. There is a post office in Horton, and various parish churches of different denominations locally. The combined villages of Broadway and Horton have a great range of clubs and societies including a thriving cricket club for those who like to get involved in the community. There is a medical centre within Broadway. The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award-winning butchers, delicatessen, cheese and dairy shop, and greengrocers as well as two town centre supermarkets for your everyday essentials.

Services

Mains electricity, water and drainage are connected. Oil fired central heating.

Broadband - Ultrafast broadband is available.

Mobile phone coverage - Network coverage is good both indoors and outdoors.

(Information from <https://www.ofcom.org.uk>)

Tenure

Freehold

Council Tax Band

Somerset Council Band F

Property Information

The rear boundary was slightly amended in 2010, please ask us for further details.

The title indicates there may be covenants / restrictive covenants and buyers are recommend to check these via their own legal representative.

There are various current and historic planning applications within the vicinity, including a new garage for the neighbouring property which is currently under construction. Before making an appointment to view please use the

following link to the Somerset Council website

<https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9>

enter the property postcode, and use the Planning Applications overlay under the Land Charges tab, if you wish to view these in advance.

Flood Risk

Stated as low risk from Surface Water and very low risk from Rivers and the Sea

Stated as unlikely from groundwater and reservoirs

<https://check-long-term-flood-risk.service.gov.uk/risk>

Directions

From the Southfields Roundabout with the A303 and A358, take the A358 heading south / west towards Horton passing the Shell garage on your right hand side. On the left hand bend just before the A303 flyover turn right, and continue through Puddlebridge into Horton. Immediately after the Five Dials pub take the second right into Pound Road and proceed down the hill turning right into Trotts Lane. On the sharp left hand bend, follow the private driveway straight on and bear right, where the property can be found ahead of you to the right hand side.

Horton, Ilminster

Approximate Area = 2384 sq ft / 221.4 sq m

Garage = 386 sq ft / 35.8 sq m

Total = 2770 sq ft / 257.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ILM/KJS/26/01/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Symonds & Sampson. REF: 1069558



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