

Symonds
& Sampson



Oakview

1 Alford Court, Hambridge, Langport, Somerset

Oakview

1 Alford Court
Hambridge
Langport
Somerset TA10 0BS

With its panoramic views and beautiful rooms, this stunning house offers much more than may initially meet the eye, boasting a practical, sociable layout with low-maintenance, high-quality living spaces.



- Beautiful detached home with panoramic views
- Air source heat pump with underfloor heating throughout
- Double glazing throughout and internal oak doors
- Stunning open-plan kitchen / dining / family space
- Good size dual-aspect sitting room with woodburning stove
 - Separate study perfect to work from home
 - Landscaped gardens and generous garage

Guide Price £650,000

Freehold

Ilminster Sales
01460 202994
ilminster@symondsandsampson.co.uk





THE DWELLING

Constructed in 2017 by a small, local developer and subsequently extended, this beautiful property really is quite deceptive. Tucked away at the end of a small close within a peaceful village, it backs onto open countryside giving you the most wonderful panoramic views from the principal rooms and rear garden.

The practical, well-proportioned rooms give you just the right balance between open-plan sociable living and separate areas for work, relaxation and play making it suitable for families or those who like to entertain visiting family and friends. Benefitting from underfloor heating on both the ground and first floors powered by an air-source heat pump, it gives an uncluttered look coupled with an efficient B rating on the EPC. The addition of a double garage to the front has created a lovely, additional private courtyard accessible from the kitchen / dining / family room whilst bi-folds open up across the rear of the house onto a landscaped garden making the most of the views.





ACCOMMODATION

The traditional hallway sets the scene for the accommodation, with engineered oak flooring and oak-topped stair bannisters coupled with oak internal doors. The open layout under the stairs adds to the feeling of space and there's a handy downstairs cloakroom to one side with contemporary suite and rustic timber shelving. Those who like to work from home or need space for hobbies will appreciate the separate study at the front of the house, away from the main living space and fitted with a built-in work desk and shelving. The generous sitting room has a traditional feel with feature fireplace and wood-burning stove for a cosy glow in the winter months. A large dual aspect room it spills out onto the patio area at the rear, ideal for outside dining and connecting with the rest of the rear garden. It's here you get the first glimpse of the breath-taking views.

Across the rear of the property the former kitchen / dining space has been opened up and extended into the former garage to create the most spectacular all-day and all-year round living space. With ample room for comfy sofas and for

all the family to gather, bi-fold doors and full-length picture windows make the most of the natural light from both aspects, whilst the open-vaulted ceiling and stepped kitchen area gives awe-inspiring impact as you enter the room. There's space for even the largest of dining tables and this is slightly separated from the kitchen by a practical island unit. The copious cream fitted units provide a huge amount of storage space to minimise clutter and are topped with black granite worktops and a range of built in appliances including 5 ring induction hob, combi microwave and oven with warming drawer, fridge freezer and dishwasher. The island incorporates a built-in recycling / waste bin.

The first floor galleried landing provides access to all four generous bedrooms. The master bedroom makes the most of the beautiful views at the rear and includes a walk-in wardrobe and stunning en suite shower room. There is a separate guest suite at the front of the house for privacy, whilst the generous family bathroom with its bath and separate large walk-in shower serves the final two good size bedrooms.

OUTSIDE

Accessed via a shared private road, the driveway provides off road parking for around 3/4 vehicles and access to the more recently constructed double garage with roller shutter door, power and light and boarded storage area above accessible by pull down ladder. The creation of this extra garage space formed a lovely enclosed courtyard with water feature and raised beds, accessible from the front driveway and from the open-plan living space via french doors.

The rear garden which has been cleverly landscaped to create a low-maintenance but "green-finger friendly" garden with raised beds and borders to potter with, without too much to look after. Interlinking circular lawns are edged with slate and shrub borders, whilst a spacious composite deck area is graced by solid retaining walls flanked with mature palm trees and a further sleeper-edged bed with slate water feature. The stone paved terrace across the rear links up with the outside dining area by the sitting room doors, all making the most of the fabulous outlook.



There are ample power points and external taps to both the front courtyard and rear garden, as well as sensor lighting.

SITUATION

The two villages of Hambridge and Westport lie adjacent to each other along the route of the old disused canal and share facilities including the parish council. They lie within a short drive of several larger villages and towns including Curry Rivel, Ilminster and Langport, with Taunton a little further afield to the west. It is easily accessible with good road links and the village of Hambridge itself benefits from facilities including church, village hall, well-respected village primary school, and popular pub. There is a secondary school at Huish Episcopi, near Langport.

Langport provides everyday amenities including a medical centre, Tesco supermarket, independent shops and cafes, library, veterinary surgery, banks, public houses and takeaways. It's also a popular spot to join the Parrett Trail along the riverside and into the surrounding countryside. The county town of Taunton has a wider range of facilities including access to the M5 (J25) and inter-city rail link. Bristol and Exeter International airports are within easy reach (approximately an hours' drive).

DIRECTIONS

What3words///apes.muffin.clear

SERVICES

Mains electricity, water and drainage are connected.

Air source heat pump providing underfloor heating to both ground floor and first floor.

Superfast broadband is available in the area. Whilst mobile signal is likely to be limited indoors, you may prefer to use Wifi calling, however outdoors you are likely to receive a signal from all four major networks. Information provided by Ofcom.org.uk. However, please note that the vendor has informed us that he runs a business from home and believes this to be inaccurate. He receives a good signal from the O2 network.

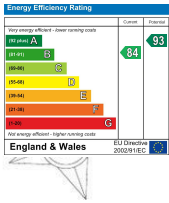
MATERIAL INFORMATION

Somerset Council - Band F

The property was built in 2017 with a 6-year architects certificate.

The private road is maintained by a residents association managed by No's 5 &

6 to which all 6 properties contribute £120 per annum towards any upkeep. So far no maintenance has been required and none is anticipated in the near future.



Alford Court, Hambridge, Langport

Approximate Area = 2111 sq ft / 196.1 sq m

Garage = 345 sq ft / 32.1 sq m

Total = 2456 sq ft / 228.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1164552.



Ilminster/KJS/160924



01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson, 21 East Street,
Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT