



Symonds
& Sampson

Frome House

Merriott Road, Hinton St. George, Somerset

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Merriott Road
Hinton St. George
Somerset TA17 8SL

All the elegance and charm of a character property, with all the comforts of a new home. This spacious and beautiful home with southerly facing garden is set in one of our most sought-after villages.



- Low maintenance character home
- Beautiful village setting close to countryside
- Local village amenities within walking distance
- Light-filled accommodation with views towards countryside
- Sunny rear garden with flexibility for additional parking
 - Adjoining double timber carport
- Mains gas central heating, double glazing

Guide Price £450,000

Freehold

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THE PROPERTY

Completed in 2020 as part of a very small select development, the property lies just on the edge of the village and yet a very short walk from the beautiful village centre with its local amenities. The property has all the luxuries of a new build home including excellent energy efficiency and high-quality fittings, but there is more of a character feel to it with well proportioned rooms, heritage style bathroom fittings and attractive double glazed timber windows.

ACCOMMODATION

The generous hallway benefits from understairs storage and a handy well-appointed downstairs cloakroom to the front. A glazed door opens through into the spacious dual-aspect living room, flooded with natural light from the french doors at the rear which open up onto the sunny patio and garden. A feature fireplace is fitted with a slate hearth and contemporary style timber mantles shelf, and houses a woodburning stove adding character and a cozy glow in the winter months. The dining area has ample room for a dining table and your own choice of dresser or sideboard, and there's a lovely outlook through the doors across the sunny garden with glimpses of the countryside views beyond the village. The L-shaped kitchen is roomy and may incorporate space for a breakfast table if you prefer. Again it is flooded with light and overlooks the rear garden. The light grey units have a warm tone to them and include an integrated fridge / freezer, wine rack, dishwasher, washing machine, gas hob and electric under counter double oven.

The first floor landing has a lovely outlook and is large enough for a small desk or easy chair, and a built-in cupboard houses the wall mounted gas Vaillant boiler. A well-proportioned master bedroom makes the most of the lovely views and has an adjoining en suite shower room with wood effect flooring, and heritage style suite

including dual head period style shower. Similarly the spacious main bathroom includes a panelled bath with dual head period shower over all set off by timeless metro-style white tiles. There are two further bedrooms overlooking the pretty street scene to the front.

OUTSIDE

The southerly facing garden enjoys a sunny aspect and is fully enclosed by substantial timber fence and honey-coloured stone walls. Double timber gates at the bottom of the garden give you the flexibility of using the block-paved area for additional parking or as extra garden space. This leads up onto a lawned garden with pleached trees for privacy and a lovely patio perfect for outside dining. There is also an outside tap and courtesy light. Adjoining the property is a generous double timber carport offering attractive block-paved undercover parking.

SITUATION

Hinton St George is generally regarded as one of the most sought-after villages in the area. The village is made up primarily of period houses and cottages, built using the local hamstone - renowned for its mellow colour and visual appeal.

The village centre is a real gem and much of it is designated a Conservation Area. The village is peaceful and carries no through traffic of any significance. There is a lovely pub "The Lord Poulett Arms", excellent village shop, and an active 14th century church. All of which lie within walking distance. For those with small children there is also a small and well-respected Primary School and Pre-School within the village. The surrounding countryside offers plenty of public footpaths and bridleways, and the property lies close to the village's very own Jubilee Wood, with over 3000 trees, shrubs and apple trees.

Hinton St George lies within easy reach of the market town of Crewkerne with its mainline station and Waitrose supermarket. The A30 and A303 are also within c.5-10 minutes' drive of the property.

DIRECTIONS

What3words///dared.otherwise.influencing

SERVICES

Mains electricity, gas, water and drainage are connected.

Superfast broadband is available. Whilst mobile signal indoors is likely to be limited and you may prefer to use Wifi calling, a mobile signal outdoors is likely from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council - Tax Band D

Much of Hinton St George is located in a designated conservation area protecting the pretty village street scene, however this property is located just outside of the conservation area.

A service charge of c.£450 per annum is payable to managing agent (soon to be resident managed) to cover the maintenance of the communal area alongside Tea Kettle Lane which is a private road.

The property has the benefit of the remaining NHBC / similar warranty.

A restriction states that the double carport is not allowed to be converted into residential accommodation. As is common the title register also includes mention of various rights and covenants, and the office is happy to provide a copy of the title on request.



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon dioxide emissions)	A	84	95
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Very poor	G		

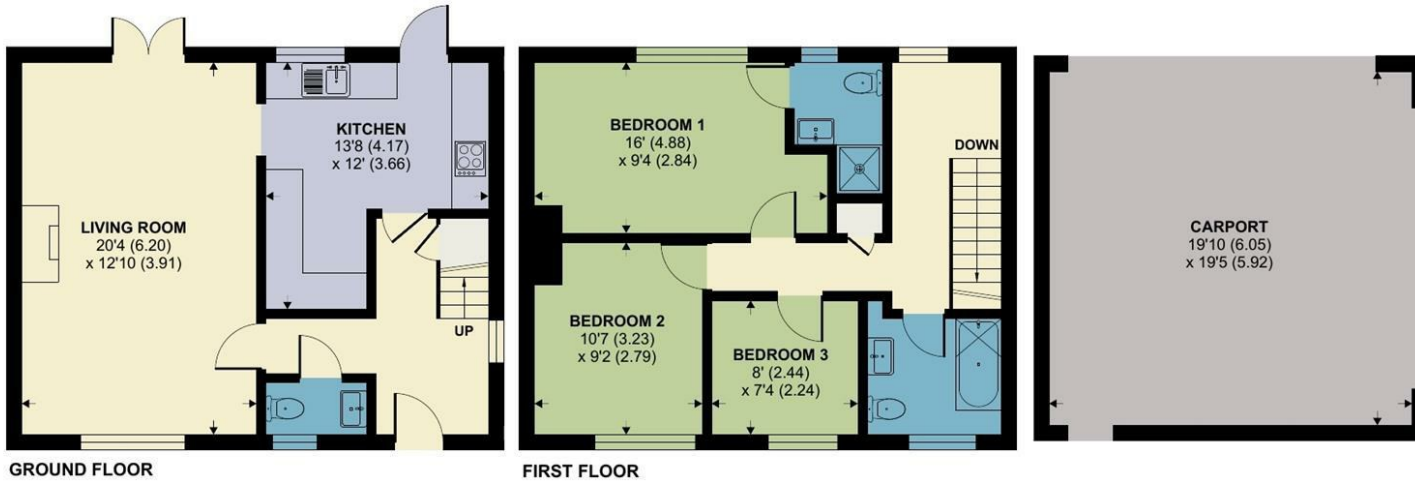
For more information on energy efficiency ratings, visit www.gov.uk/government/topics/energy-efficiency

England & Wales EPC Directive 2002/91/EC

Merriott Road, Hinton St. George

Approximate Area = 1038 sq ft / 96.4 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1164424



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