

Symonds
& Sampson



Aldridge

27 Hayes End, South Petherton, Somerset

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South Petherton
Somerset TA13 5AG

Versatile, spacious and beautifully presented, this unique chalet-style residence gives you the option of single-level living in the future alongside a super-flexible two storey layout.



- Detached individual village residence
- Flexible layout with option for ground-floor living
- Spacious accommodation with impressive first floor master suite
- Garden with summerhouse / outdoor bar and hot tub
- Within easy reach of village facilities and excellent road links

Guide Price £525,000

Freehold

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THE PROPERTY

Having been substantially extended, this unique detached home has a contemporary twist and is well located within easy reach of the village facilities. It offers deceptively roomy living space over two floors, and whether you're an extended family or are looking for a lower maintenance home with the option for ground-floor living in the future, the clever layout gives you lots of options to make this property work for your needs.

ACCOMMODATION

An impressive hall has wooden flooring and an oak staircase giving a character feel when you first walk in. A useful downstairs area provides space for furniture or storage, whilst a ground floor double bedroom and adjacent family bathroom give you or a dependant relative the opportunity to live downstairs. The well appointed bathroom includes a p-shaped bath with shower over.

The wooden flooring from the hall flows through into the sitting room at the rear of the property with its dual aspect windows overlooking the garden, and a traditional open fireplace. The contemporary kitchen also lies at the rear with a view over the garden and is attractively fitted with light grey contemporary units including concealed lighting, quartz effect laminate worktops and black composite sink unit. The units incorporate a gas hob and electric oven, along with integrated microwave and wine cooler. Metro-style matt grey tiling gives a sleek finish. An opening leads through to a triple-aspect garden room with bi-fold and French doors, utilised as a light and airy dining room. A further door opens to the integral garage which is currently used as an additional room, providing handy storage and with a utility area at the rear incorporating space for your washing machine and a handy additional sink unit.

The first floor accommodation is equally as impressive, offering far more accommodation than might be expected at first. The well-planned landing with its glass balustrade also incorporates a built-in linen cupboard with radiator whilst to one side a good size family shower room has a white modern suite finished with grey stone effect tiling, and a dual fuel towel radiator. It also incorporates a further under eaves cupboard housing the boiler and hot water system. The second bedroom on the first floor is another good double room with copious fitted wardrobes / storage. From the end of the landing a door opens to a particularly generous master suite with vaulted ceiling, further double wardrobe and stylish en suite shower room, naturally lit via a skylight and with an attractive suite including low profile walk-in shower area with dual head controls.





OUTSIDE

To the front, substantial gates provide privacy and access to the private driveway providing off road parking. To the side, a block paved courtyard area leads around to the garden room which can be opened up in fine weather to link the house with the outside space. At the rear, a good size lawned garden has been landscaped with adjoining areas of decking and gravel perfect for outside dining, not least alongside the added advantages of the hot tub and outside bar / summerhouse. This is a substantial timber building with power and light connected, and a great addition for all ages whether you want to use it for entertaining, a family play space, work from home or to house your favourite hobby.

SITUATION

The property is located towards the southern edge of the village but



within easy reach of the village centre. South Petherton is a picture postcard village with excellent village amenities including OFSTED "Outstanding" Infant and Junior schools, tennis courts and club, recreation ground, independent shops including butchers, and a co-op store. It also has a recently opened and well-regarded restaurant "Holm" and the local pub The Brewers Arms is also a very popular venue. The village has its own modern hospital that carries out a range of NHS services and has a useful late-opening Pharmacy. Not far away at Lopenhead is the iconic "Pip's Café" and adjoining Trading Post Farm shop loved by residents for its delicious locally sourced produce. Frogmary Green Farm on the outskirts of South Petherton also has a wonderful café / restaurant and other facilities. From the Esso station on the edge of the village is the regular Berry's Superfast bus service to London Hammersmith.

DIRECTIONS

What3words///hunter.annual.view

SERVICES

Mains gas, electricity, water and drainage are connected. Gas central heating.

According to Ofcom.org.uk, Ultrafast broadband is available in the area. Mobile signal indoors could be limited but a voice signal is most likely from the O2 network, although outdoors you are likely to receive a signal from all four major networks.

MATERIAL INFORMATION

Somerset Council Tax Band E



There is CCTV at the property and this may be recording at the time of any viewings.

As is common, the title register makes mention of the existence of covenants and the office is happy to provide a copy of the title on request should a prospective buyer prefer to read this prior to making a viewing.



Energy Efficiency Rating		Current	Potential
For energy efficient - lower running costs			
100-125	A		84
75-100	B		
50-75	C	72	
25-50	D		
10-25	E		
5-10	F		
1-5	G		
For energy efficient - higher rental value			
England & Wales		EU Directive 2002/91/EC	



Denotes restricted head height

Hayes End, South Petherton

Approximate Area = 1429 sq ft / 132.7 sq m

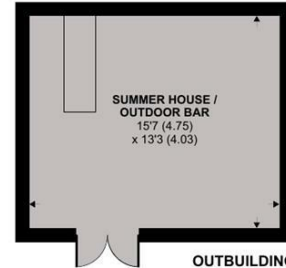
Limited Use Area(s) = 62 sq ft / 5.7 sq m

Garage = 150 sq ft / 13.9 sq m

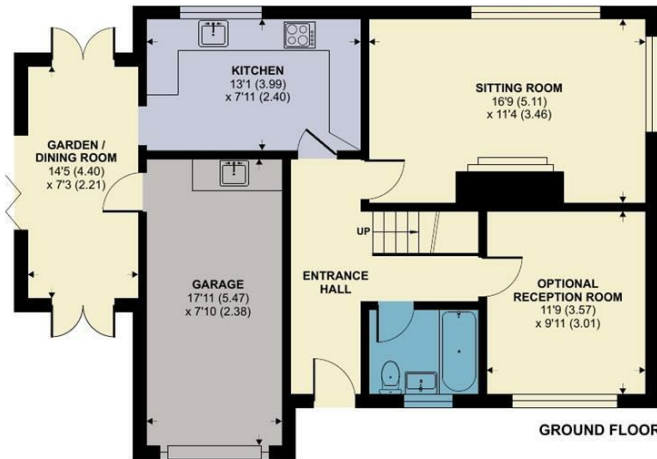
Outbuilding = 206 sq ft / 19.1 sq m

Total = 1847 sq ft / 171.6 sq m

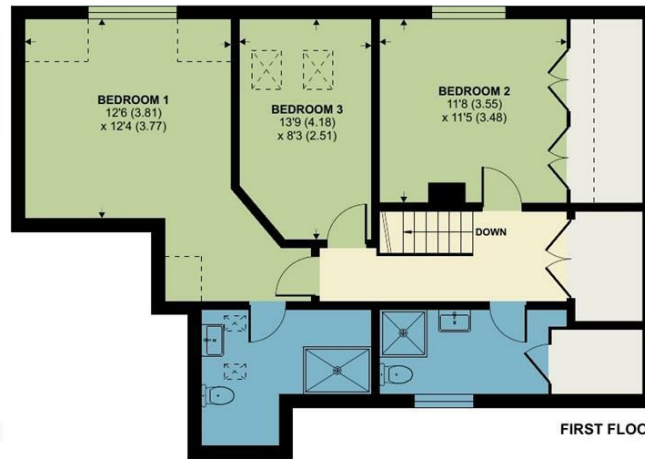
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Symonds & Sampson. REF: 1250369



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