

Symonds
& Sampson

1 St. Peters Close
Horton, Ilminster, Somerset

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Horton
Ilminster
Somerset TA19 9RW

A beautiful home in this sought-after village, offering light and spacious accommodation.



- Attractive detached house in popular village
- Lovely position on edge of cul-de-sac along quiet lane
 - Much improved throughout by current owners
- Spacious kitchen / dining room with good size adjoining utility
 - Beautifully landscaped gardens
- Ample parking with two driveways and single garage

Guide Price £425,000

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

This charming double-fronted home is tucked away in a tranquil position at the end of a cul-de-sac, bordering a quiet village lane. Thoughtfully updated throughout by the current owners, it offers a modern, low-maintenance lifestyle—ideal for anyone looking to move up or down the property ladder.

ACCOMMODATION

The entrance porch, added in 2019, provides a more spacious and welcoming entryway, complete with practical storage for coats and other essentials. Inside, the traditional entrance hall leads to a stylish cloakroom, updated in 2024, now featuring tongue-and-groove panelling for durability, a contemporary vanity basin unit with storage, and a concealed cistern WC.

To one side of the hall, the bright and airy dual-aspect kitchen/dining room is beautifully appointed with cream shaker-style units and solid oak worktops. A ceramic butler sink, central island with power sockets, integrated slimline dishwasher, recycling/bin drawer, double electric oven, and electric hob complete this well-designed space. Oak-effect flooring runs through much of the ground floor, adding a practical yet rustic charm.

At the rear of the kitchen, a generous utility room offers extra storage and houses the oil-fired boiler. It includes a handy second sink, space for both a washing machine and tumble dryer, and a built-in larder cupboard.

The triple-aspect sitting room is filled with natural light throughout the day, with French doors opening onto the rear decking, perfect for indoor-outdoor living. A feature fireplace with a wood-burning stove adds a cosy focal point.

Upstairs, the spacious landing enjoys scenic views of the village from both the front and rear. All three bedrooms are well-proportioned and offer lovely outlooks over the rooftops and surrounding countryside. The modern family bathroom features a sleek white suite with both a panelled bath and a separate shower cubicle, a vanity unit with storage, WC, stylish grey tiling, and a chrome ladder-style radiator.





OUTSIDE

A pretty lawned front garden with traditional picket fence is edged with lavender. There are two driveways to each side of the frontage providing useful extra parking should you need it, with the double driveway providing access to the single garage. There are various external power points for ease of garden maintenance and car charging etc. A gateway provides access to the rear garden which has been cleverly landscaped to make the most of the available space. A spacious and stylish decking area creates the perfect space for outside dining and relaxation leading down to a practical artificial lawn edged with well-stocked flower and shrub borders. To the other side of the garden, there's a further area of decking and outside tap, with gateway through to a useful

garden storage area that also houses the oil tank (replaced in 2019).

SITUATION

The villages of Horton and Broadway lie adjacent to each other and have a range of village facilities between them. Each village has a thriving pub and 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 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 also an NHS 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. The village is very popular with buyers looking for a village location who need to remain close to good road links via the A303 and A358, connecting with the M5 at Taunton.

DIRECTIONS

What3words/////defrost.striving.interest

SERVICES

Mains electricity, water and drainage are connected. Oil fired



central heating with boiler located in utility room cupboard.

Ultrafast broadband is available. Mobile signal indoors may be limited and you may prefer to use Wifi calling. However, mobile signal outdoors is likely from all four major providers. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band D



Energy Efficiency Rating		Current	Potential
Energy efficiency class (lower numbers = better)			
100-125	A		71
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-10	G	51	
Environmental class (lower numbers = better)			
100-125	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-10	G		



St. Peters Close, Horton, Ilminster

Approximate Area = 1089 sq ft / 101.1 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1256 sq ft / 116.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Symonds & Sampson. REF: 1288530



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www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01460 200790

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



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