



£675,000

At a glance...



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**holland
& odam**

Valley View
High Ham
Langport
TA10 9DB

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Square, turn right and follow the B3153 towards Langport for approximately 3 miles, turning left signposted High Ham, follow this road which becomes Field Road.

Continue into High Ham, passing the church on your left. At the Kings Head Public House, bear left into Fountain Lane and the property will be found on the left.

Services

Mains electricity and water are connected.
Private drainage via septic tank.
Oil central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

High Ham is a desirable village, with many period houses, village green, St Andrew's Church, Kings Head public house and highly regarded primary school. Nearby Stembridge Tower Mill is the last remaining thatched windmill in England, in the ownership of the National Trust. The village is just 3 miles from the town of Langport which offers good day-to-day amenities, including a Tesco supermarket, shops, doctors' and dentists surgeries, a library, inns, garages, churches, a primary school and Huish Episcopi Academy and adjoining Sports Centre, with good sporting facilities for all age groups. The larger towns of Taunton, Yeovil, Bridgwater and Street (Millfield School) are all within reasonable driving distance, each offering extensive facilities. There are mainline railway links at Taunton (16 miles), Yeovil and Castle Cary and the M5 motorway can be accessed at Junction 25 Taunton and Junction 23 Bridgwater (10 miles).

Insight

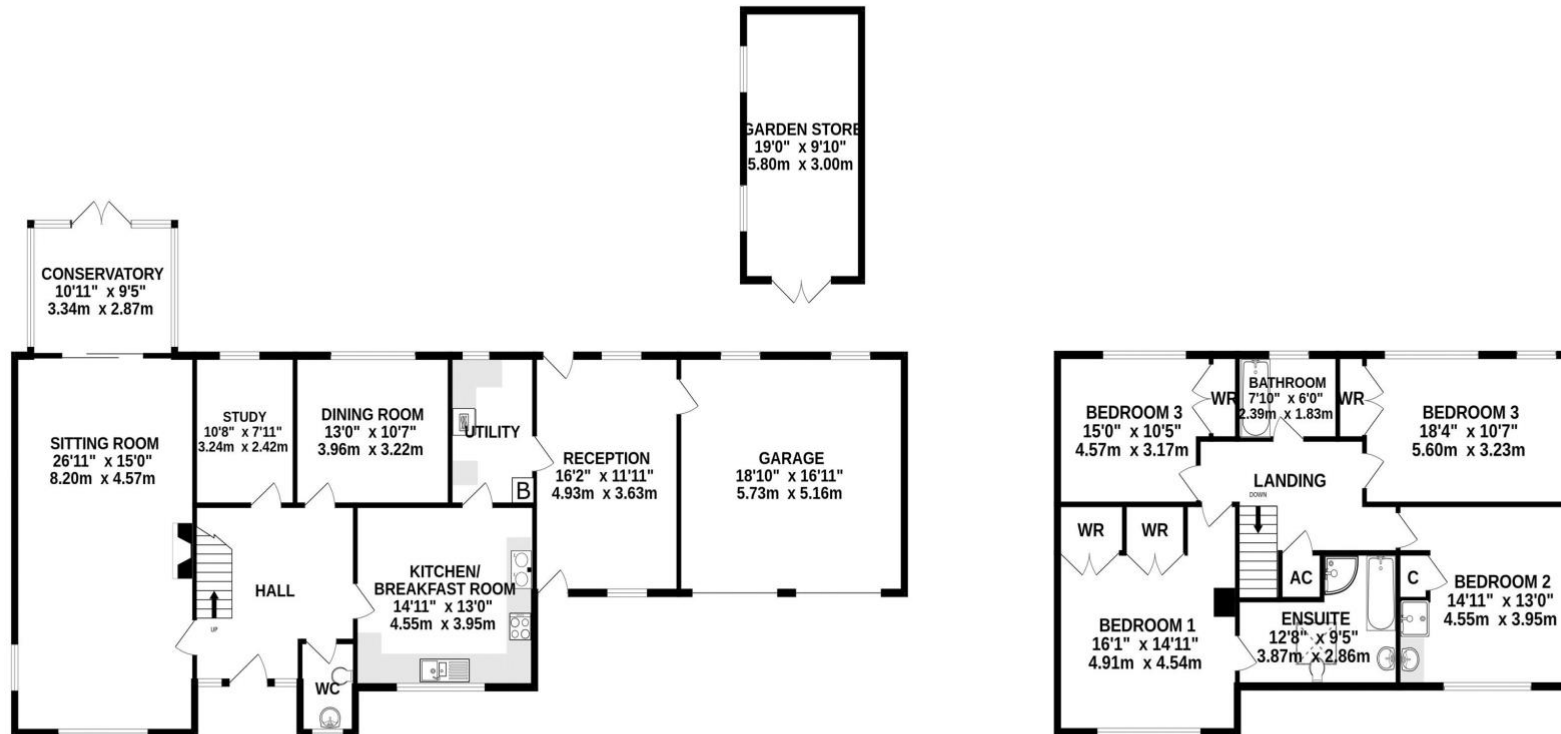
Valley View is a large, detached property situated in the heart of High Ham and fulfils its expectations with far reaching views across to Glastonbury Tor. Set within grounds approaching half an acre which surround the property, with a driveway leading to the double garage. The accommodation consists of a spacious entrance hallway with doors to the sitting room and conservatory, dining room, study and kitchen/diner. From the kitchen there is access to the utility room and additional reception with doors to front and rear garden and garage. The first floor accommodation provides four double bedrooms, one with an en-suite and a family bathroom.

- This impressive family home presents an exciting opportunity to create a personalised haven that perfectly suits your lifestyle.
- With a little imagination and some modern updates, this property has the potential to become a truly exceptional residence that your family will cherish for years to come.
- Awaiting your personal touch and creative vision, this property offers an abundance of living space, providing ample room for a growing family.
- One of the standout features of this property is the sizeable garden that surrounds the home and the first floor views of the Somerset levels and Glastonbury Tor.
- Situated in a desirable village and privately tucked away along a traditional and quiet village road with a reputable Primary School within walking distance.
- Approached by a well-maintained front lawn, the driveway opens out to provide ample parking and access to the integral double garage.



GROUND FLOOR
1909 sq.ft. (177.3 sq.m.) approx.

1ST FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



TOTAL FLOOR AREA : 2982 sq.ft. (277.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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