



Old Court Bungalow

HENLEY ROAD, MISTERTON, CREWKERNE, TA18 8LS

Mark Manning
Somerset Prestige Property Expert



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A delightful bungalow with annexe and triple garage, set within a walled garden and surrounded by countryside.



*To see video, legal pack and
more information scan QR code*



Beautiful walled gardens hug the bungalow, creating a private sanctuary, while the annexe offers extra living space.

Property at a glance

- 3 Bedrooms
- 3 Bathrooms
- 3 Reception Rooms
- Log Burner
- Open Plan, Self-Contained Annexe
- Private, Walled Garden on a Generous Plot
- Garden Room + Summer House
- Triple Garage

3

3

3













This two-bedroom bungalow sits proudly within a pretty, walled garden, which was previously part of the historic Henley Manor, offering lots of privacy and plenty of space to enjoy the outdoors. Inside,

it's bright, warm, and inviting, exemplified by the spacious entrance hall. The spacious open-plan living and dining area is perfect for relaxing or entertaining, with a cosy log burner and large, dual aspect windows that flood the space with natural light.

Step out of the dining room, through the bi-folding doors, into the garden room that's ideal for a morning coffee or curling up with a good book.

The kitchen is practical and well laid out, with a newly fitted Zanussi double oven and an electric hob. There's plenty of storage and space for an under-counter fridge and freezer. A separate utility room keeps things tidy, with plumbing for a dishwasher and washing machine, along with the oil boiler and more storage.



“The bungalow is a haven for natural light and space”

The family bathroom is fully tiled and comprises of a panelled bath, hand basin and low level w/c.

The main bedroom, was once 2 bedrooms, so it really is a good size, being over 20ft in length, and having plenty of space for wardrobes and other furniture.

The second bedroom is a good sized double, complete with en-suite shower room.



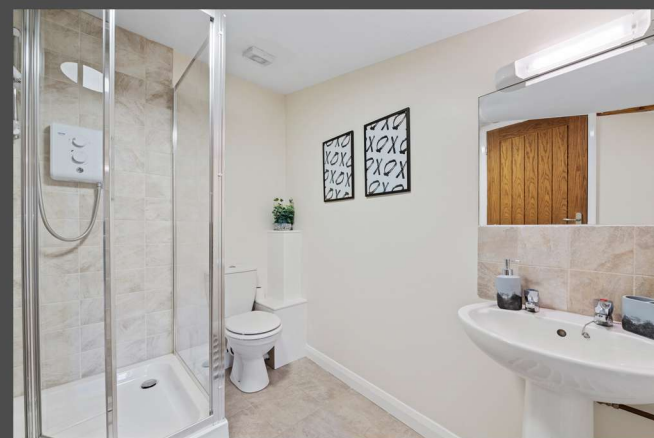


The Annexe

The separate, self-contained one-bedroom annexe is ideal for older children or extended family. It has its own separate entrance, and was converted from a stable block.

It features an open-plan living/kitchen area, a double bedroom with built-in wardrobes, and a modern shower room.



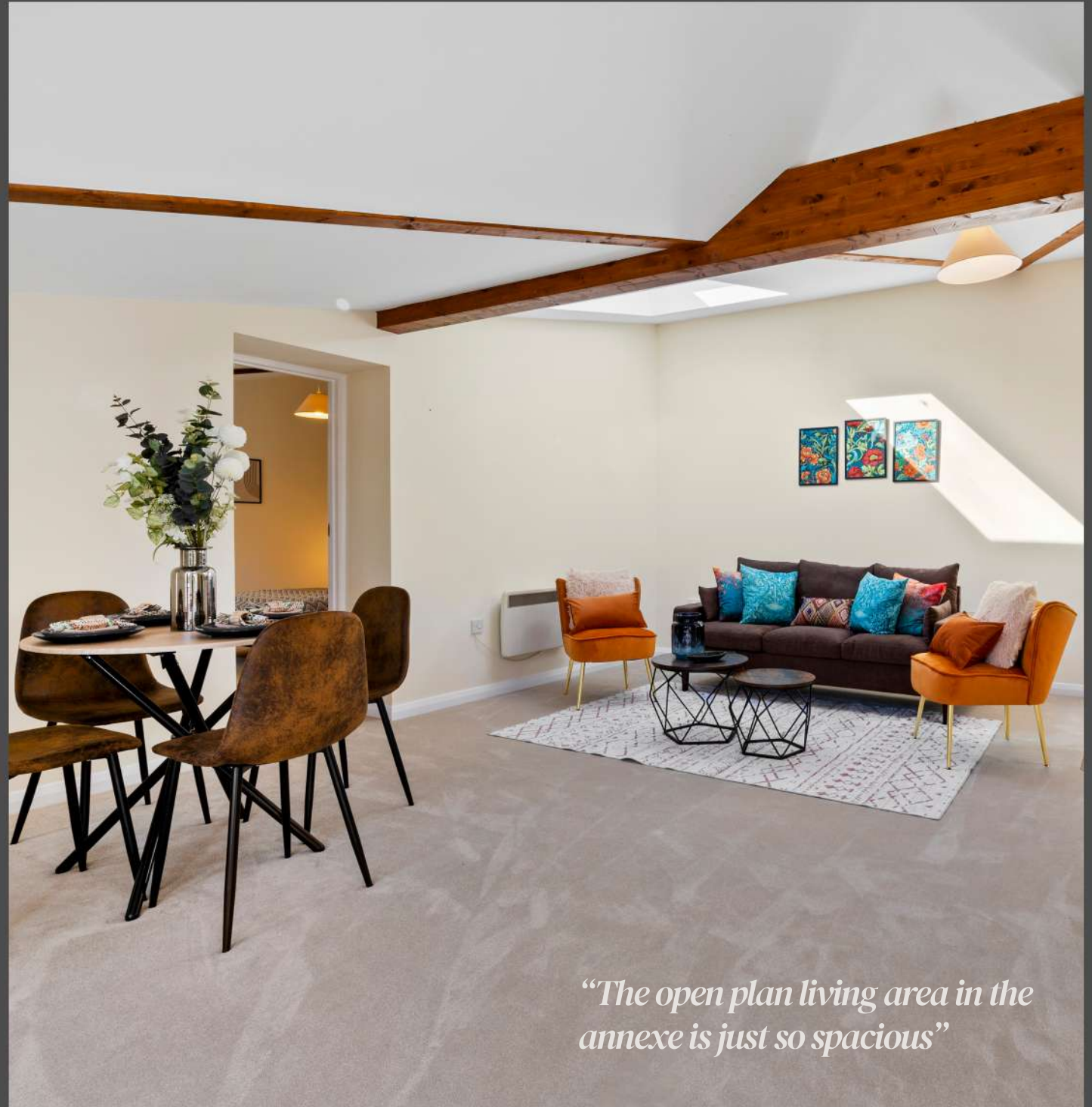


The Seller's View

“Having the annexe has been such peace of mind. Being able to have an elderly relative with us, while still having their own space has meant we can relax”

“We’ll really miss the gardens. The wisteria looks beautiful, as do the borders. The privacy offered by the surrounding wall makes the garden feel like our own sanctuary away from a modern world”

“A morning coffee in the garden room has been a daily ritual”



“The open plan living area in the annexe is just so spacious”



*The annexe is situated just
outside the walled garden*

Outdoors

The whole property is surrounded by lovely stone walls, giving it a peaceful, tucked-away feel. The gardens include awns, terraces, well stocked shrub/flower beds, a wonderful ornamental stone feature, wooden structure covered in wisteria, beautiful plants and shrubbery surrounding the house. There is also a summer house which has power connected.

Opposite the annexe is the triple garage, giving lots of storage space both in the rafters and the garage itself. Power and light extends to the garage. The driveway easily fits several cars, and just off the driveway, is another small garden, with views over the fields and featuring numerous fruit trees.









Directions

Travelling south from Crewkerne on the A356, pass Crewkerne railway station on the left. After 0.2 miles, turn right as the road courses left, onto Henley Road. After 0.1m, Old Court Bungalow is set back down a private driveway on the left.

Postcode - TA18 8LS

What3Words -

<https://w3w.co/unlimited.photocopy.thorax>

Services

Mains electricity and water, oil heating, electric heating (annexe), private shared drainage

Tenure - Freehold

Local Authority & Tax Band

Somerset Council
Tax Band - E

Viewing arrangement strictly by appointment only with sole agent Mark Manning
01749 372377 / 07967 565220
mark@prestigepropertyexperts.co.uk

Amenities / Distances

St Bartholomew’s Primary School 0.7 miles

Maiden Beech Primary School 0.9 miles

Wadham Secondary School 1.3 miles

Railway Station (Crewkerne) 0.3 miles

Motorway (M5) 19 miles

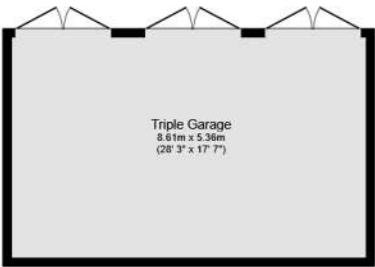
Airport (Exeter) 35 miles

Hospital (Yeovil) 10.7 miles



Annexe

Floor area 50.6 sq.m. (545 sq.ft.)



Garage

Floor area 46.1 sq.m. (497 sq.ft.)

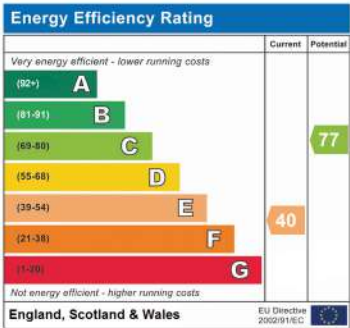
Total floor area: 211.6 sq.m. (2,278 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Ground Floor

Floor area 114.9 sq.m. (1,237 sq.ft.)





About The Area

Misterton and Crewkerne

Misterton, is on the outskirts of Crewkerne, which is an active market town, offering a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small community hospital, dentist's, a variety of schools and nurseries. A mainline rail service (to London Waterloo) is available from the town's station and is within walking distance.



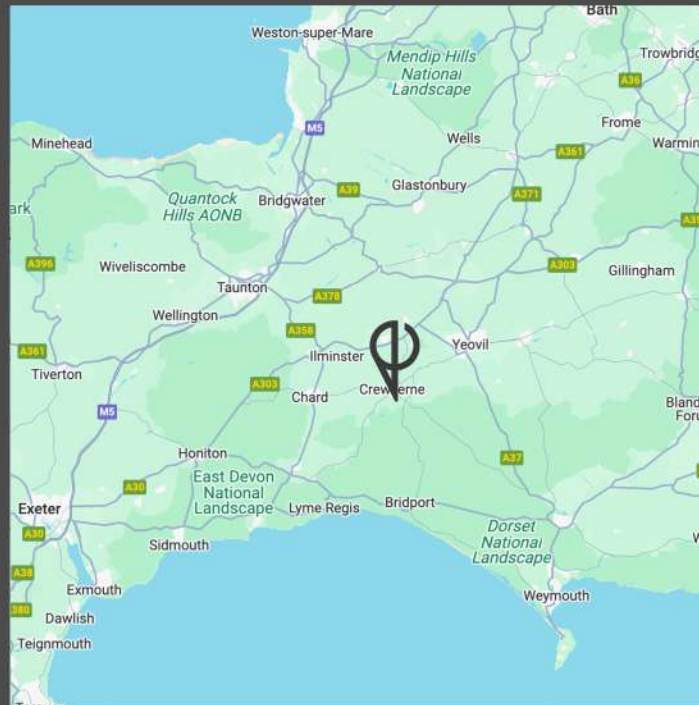
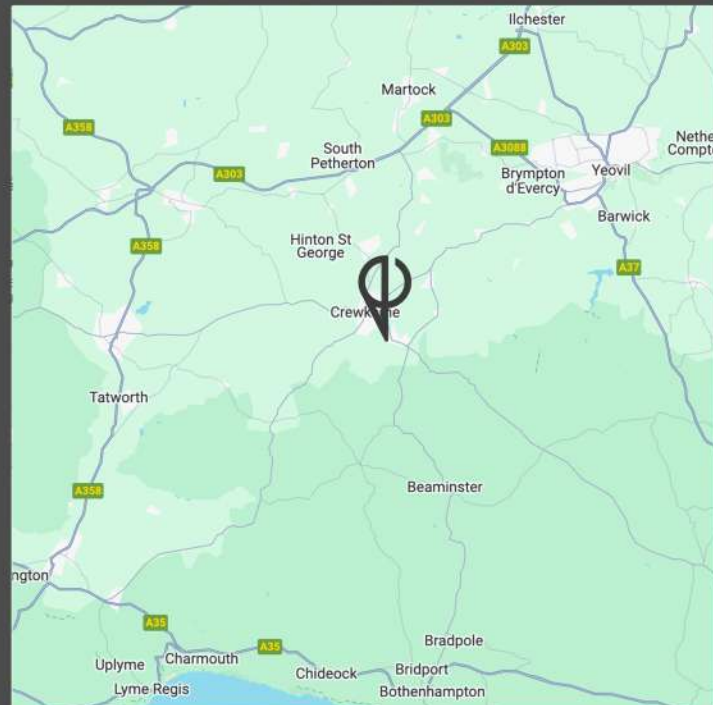
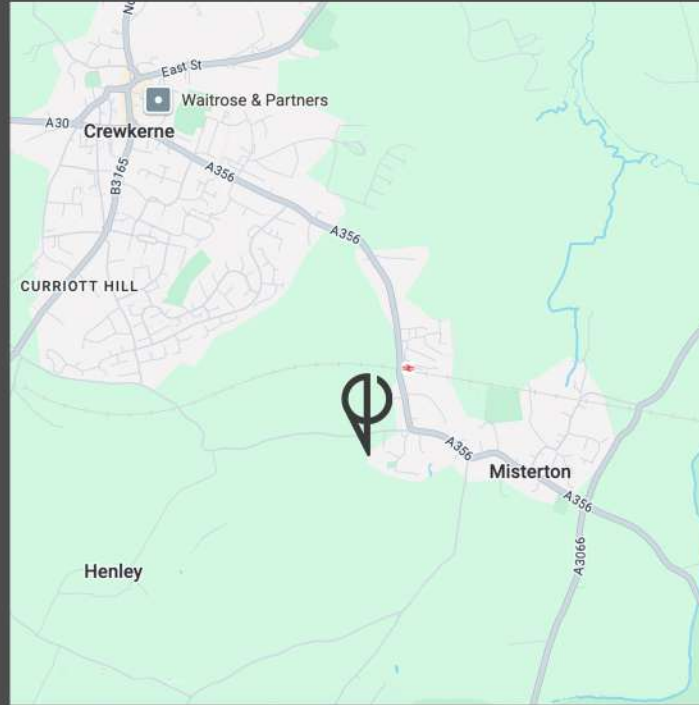
Somerset

A mesmerising county nestled in the scenic south west of England.

Famed for attractions like Glastonbury Tor, Wells Cathedral, Cheddar Gorge & Caves, The Levels and of course, The Mendip Hills Area of Outstanding Natural Beauty. Somerset is a rural area, with plenty of farming and is well known for the production of cheese and cider.



Plot Size: 0.26 Acres



Mark Manning

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- Resulting in the maximum price for the seller and a smooth transaction

"We first met Mark and he was very knowledgeable, easy to get on with. We signed up, and photo and video shoots booked quickly. Very informative and wow, just wow, I wanted to buy my own house! It did not stop there. Bookings for the open house came in before even going on Rightmove!

2 offers from the open house and we sold.

Mark was on hand and responded to me very quickly

I would highly recommend Mark and Prestige Property Experts"



 Property
Redress



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