

for sale

£895,000



## Foxcroft House Gooseacre Lane West Coker Yeovil BA22 9BA

An individually designed detached hamstone house occupying a wonderful elevated position on the edge of this sought after village, with ample parking, double garage/workshop and gardens of just over ½ an acre. A fantastic home that needs to be viewed to fully appreciate the size and space on offer!



# Foxcroft House Gooseacre Lane West Coker Yeovil BA22 9BA

## Situation

Foxcroft House is tucked away on the eastern fringes of the village, where a good range of day-to-day facilities can be found, including public house, boutique hotel with spa and restaurant, garage, general store, Marks & Spencer BP petrol station, doctors' surgery, shop/post office, butchers and primary school, together with church and village hall. For a greater selection, Yeovil is within 3 miles, where an excellent range of shopping, recreational and scholastic facilities can be found together with a mainline rail link to Exeter and London Waterloo.



## **Description**

Foxcroft House is centred on an individually designed detached house constructed principally of hamstone beneath a clay tiled roof and benefits from uPVC double glazed windows and LPG under floor heating system, with each room being individually zoned. The property enjoys wonderful views from all principal rooms over it's south facing gardens with a sweeping driveway, which leads to a detached hamstone double garage and workshop. Here there is also ample parking, turning and with low maintenance gardens to the front and lawned gardens to the rear, which also enjoys a wonderful sunny aspect and fine country views. In total the grounds extend to approximately 0.54 acres.

## **Accommodation**

Entrance veranda with uPVC door to the hallway with stairs rising to the first floor galleried landing and useful coats cupboard. Cloakroom with low level WC and pedestal wash hand basin. Open plan living/kitchen/dining room which enjoys views from three aspects including a large bay window with seating area to front and glazed french doors leading out onto the south facing garden. The kitchen is comprehensively fitted and comprises an excellent range of oak worktops with a range of floor and wall mounted cupboards and drawers, together with integrated appliances including Neff double oven and grill, induction hob with extractor over, microwave, fridge, freezer and dishwasher. Central island unit with granite worktop, with inset two bowl sink with mixer tap over, some exposed stonework, glazed door to side and attractive tiled flooring. The kitchen flows into the lounge/dining area, again which enjoys fine southerly views, together with an exposed hamstone fireplace, with beam over and potential for a wood burning stove. A selection of wall lights and further doorway returning to the hallway.

## **Leading Off The Hall**

Is a sitting room with a deep bay window to the south and a large inglenook fireplace with beam over, again with potential for a log burner, but also has a gas point and three wall lights. Opposite can be found the study/bedroom four, with bay window to the front, coved ceiling and ceiling rose. At the far end of the hallway is the utility/laundry room with wall mounted LPG boiler and a central vacuum cleaner unit, plumbing for washing machine, window to rear and glazed door to garden.

## **1st Floor**

On the first floor is a galleried landing together with an airing cupboard housing the pressurised hot water cylinder and slatted shelving. Bedroom one with wonderful south-facing views, two wall lights and trap access to the roof void. Opening through to the dressing room area, together with two 'His and Hers' large walk-in wardrobes and an en suite shower room comprising a large shower cubicle, vanity unit with inset wash hand basin and low level WC, tile floor, two wall light points and a heated towel rail. Bedroom three with fine southerly views and walk-in wardrobe. Bedroom two with fine southerly views, dado and picture rails and walk-in wardrobe. Family bathroom comprising corner bath with shower attachment, separate shower cubicle and vanity unit with inset wash hand basin, low level WC, tiled floor and radiator.

## **Outside**

The property is approached over a sweeping driveway that flanks the main garden and leads to the front of the property where there is extensive parking and turning, along with access to a detached garage/workshop, which is faced in hamstone and is set beneath a clay tiled roof. It is approached through twin electrically operated roller doors with one leading into the main garage/workshop and the other into a smaller workshop area. The garage benefits from power and light together with windows on two aspects and a personal stable door to side and an electric vehicle charging point. From here steps lead down to the front door with a covered veranda area and low maintenance graveled areas and to the rear of the property is a wonderful south facing garden, laid mainly to lawn with a selection of mature trees, useful garden shed and wonderful views over the surrounding countryside. In total the grounds extend to 0.54 acres.



## Room Measurements

Lounge 17'4 x 16'7 into box bay window

Kitchen/ Family Room 28'8 max x 23'8 max

Utility Room 11'8 x 7'10

Bedroom 4/Study 9'11 into recess x 9'9 max

Bedroom 1 17'11 into recess x 12'11 max

Bedroom 2 12'11 into recess x 12'7

Bedroom 3 12'11 + cupboard x 10'1

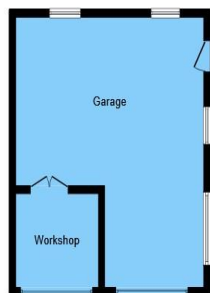
Double Garage/Workshop 22'9 max x 19'7 max











## Outbuilding

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Council Tax Band: G

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