



Wylfe





# Wylye Pound Road

Horton, Ilminster, TA19 9QT

Ilminster 3 miles, Taunton 11 miles, Crewkerne 11 miles

An impressive detached chalet style modern home offering versatile accommodation with enclosed gardens, double garage and parking situated in one of Somerset's most popular villages.

- Modern detached chalet style house
- Kitchen/breakfast room and utility
- Enclosed gardens
- Popular Somerset village
- Freehold
- Three reception rooms
- Three double bedrooms, master ensuite
- Driveway and double garage
- Council Tax band F

Guide Price £550,000

## SITUATION

The combined villages of Broadway and Horton have a great range of clubs and societies including a thriving cricket club. There is also a medical centre and each village has a thriving pub with accommodation, a pre-school and well respected primary school in Broadway, post office in Horton and parish churches of different denominations. The market town of Ilminster is three miles from the property and offers a much wider range of independent stores including award winning butchers, delicatessen, cheese and dairy shop, greengrocers as well as two town centre supermarkets for every day essentials.

## DESCRIPTION

Wylye is an impressive detached chalet style modern home which offers versatile and flexible living space with accommodation arranged over two floors. The property was built in 2000 and is situated down its own driveway with a double garage and parking area to the front and includes gardens to front and rear.





## ACCOMMODATION

There is an entrance porch which opens on to an open hallway with a turning staircase leading to the first floor, access to the sitting room with patio doors opening out on to the garden and fireplace with real flame effect fire and front aspect window. There is a separate study which offers the opportunity of conversion to a ground floor bathroom or en-suite if required. There is a dining room which could be incorporated to create a ground floor master suite if required. The kitchen/breakfast/family room is a good size which offers a range of fitted Shaker style wall and base units and matching dresser style unit with display shelving, a range of integrated appliances including fridge/freezer, dishwasher, Economy 7 electric AGA with conventional oven/hob attached to one side, granite effect work surfaces with ceramic butler sink and mixer tap. There is a separate utility room with a further range of units to match the kitchen as well as sink, oil fired boiler and door opening out on to the rear garden. There is also a ground floor cloakroom.

On the first floor there are Velux windows above the entrance hallway, and an airing cupboard with double doors housing the hot water cylinder and fitted shelving. The master bedroom lies to the back of the house and enjoys a window overlooking the rear garden, and has an en-suite shower room. There are further two double bedrooms and a fitted family bathroom suite with shower cubicle, wc and vanity unit with storage under.

## OUTSIDE

The property is accessed over a gravel driveway shared in part with a neighbouring property which has initial right of way. A gate opens on to a parking and turning area with a double garage with up and over doors, electric light and power. The front garden is laid to lawn and planted with herbaceous borders and includes an ornamental cherry tree. To one side is a useful timber outbuilding/studio space with double glazed window and door to front. There are pathways on either side of the property providing access to the rear garden which is predominantly laid to lawn with well stocked herbaceous borders, a rockery area and to one end of the garden is a summer house.

## SERVICES

Mains drainage, electricity, water. LPG bottled gas supplies fire. Oil fired central heating. Ultra fast broadband available (Ofcom), mobile signal likely outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

The property can be identified along Pound Road, just off the centre of Horton, identified by a Stags For Sale board.

## AGENT'S NOTE

The property owns the entire driveway with the property Twisty Willows having a right of access to reach their own driveway and garage.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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