



**Church View, Great Street, Norton Sub Hamdon,  
Stoke-Sub-Hamdon TA14 6SG**



**welcome to**

**Church View, Great Street, Norton Sub Hamdon**

A charming two bedroom mid terraced hamstone thatched cottage set in this sought-after village. The property boasts many character features including exposed stone walls, beams and fireplaces. Outside there is a large rear garden with hamstone built store room and workshop.



## Ground Floor

### Entrance Porch

Wooden door to front. Stone floors.

### Entrance Hall

Single glazed door to front. Rear aspect single glazed window. Exposed stone walls. Cupboard. Stone floors. Radiator.

### Cloakroom

Fitted with a WC and wash hand basin with tiled splashbacks. Radiator.

### Study

11' 5" max x 10' 8" ( 3.48m max x 3.25m )  
Side aspect single glazed window. Stone floors. Radiator.

### Living Room

16' x 10' 3" max ( 4.88m x 3.12m max )  
Front aspect single glazed windows. Window seat. Feature fireplace. Beams. Stone floors. Radiator.

### Kitchen

15' 6" x 8' 6" max ( 4.72m x 2.59m max )  
Front and rear aspect single glaze windows. Window seat. Fitted base and wall units. Work surfaces incorporating a one and a half bowl sink and drainer. Tiled splashbacks. Smeg six hob cooker with cooker hood over. Feature fireplace. Exposed stone wall. Beams. Radiator.

### Utility Room

10' 11" max x 7' 1" ( 3.33m max x 2.16m )  
Single glazed door to side. Rear aspect single glazed windows. Fitted base and wall units. Space and plumbing for washing machine and tumble dryer. Stone floors.

## First Floor

### Landing

Rear aspect single glazed window. Wooden floors.

### Bedroom 1

12' x 9' 5" ( 3.66m x 2.87m )  
Front aspect single glazed window. Wooden floors. Radiator.

### Bedroom 2

10' 1" x 9' 4" ( 3.07m x 2.84m )  
Front aspect single glazed window. Wooden floors. Radiator.

### Bathroom

Rear aspect single glazed window. Fitted with a walk-in shower, wash hand basin and WC. Part tiled. Wooden floors. Towel heater.

## Outside

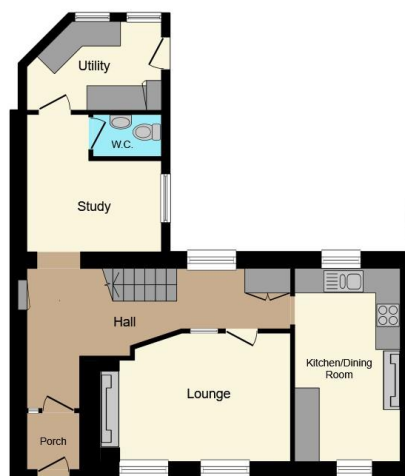
The large rear garden is initially laid to a brick paved patio leading on to a lawn with shrubs and a pond. There are also vegetable beds, a store room, workshop and greenhouses.

### Store Room

9' 6" x 8' ( 2.90m x 2.44m )  
Door to front. Front and side aspect single glazed windows. Power and light connected.

### Workshop

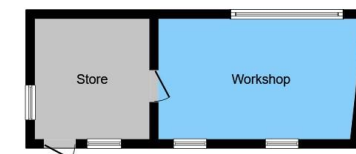
16' 11" max x 8' 2" ( 5.16m max x 2.49m )  
Front and rear aspect single glazed windows. Power and light connected.



Ground Floor



First Floor



Outbuilding

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Church View, Great Street, Norton Sub Hamdon

- Mid-Terraced Thatched Cottage
- Two Bedrooms
- Grade II Listed
- Large Rear Garden
- Character Features
- Sought-After Village Location
- Council Tax Band: D

Tenure: Freehold EPC Rating: Exempt

**£425,000**



Please note the marker reflects the postcode not the actual property

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