



The Green, Stoford, Yeovil, BA22 9UD

welcome to

The Green, Stoford, Yeovil

A charming two bedroom cottage, designed over three floors, situated within the desirable village of Stoford. The accommodation is presented in immaculate decorative order and boasting a wealth of space, character and natural light throughout.



Entrance

Door to the front, opening into:

Entrance Porch

Door opening into:

Sitting/ Dining Room

21' 4" max x 17' 5" max (6.50m max x 5.31m max)

A lovely light and cosy room with double glazed window to the front with feature seat. Stunning open fireplace with log burner inset. Exposed ceiling beams. Electric heater. Opening into the dining area with French doors opening into the utility area. A further exposed brick fireplace. Space for dining table and chairs. Stairs rising to the first floor. Inset spotlights and exposed beams to the ceiling. Door opening into:

Kitchen

11' 6" max x 4' 8" max (3.51m max x 1.42m max)

Double glazed window to the rear overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with electric oven below. Plumbing for washing machine. Space for fridge/freezer. Opening into:

Utility Area

10' 7" max x 5' max (3.23m max x 1.52m max)

Double glazed door to the rear opening to the garden. Tiled flooring. Perfect additional space for storage, utility or boot room.

First Floor Landing

Double glazed window to the rear overlooking the garden and far reaching countryside. Stairs rising to the second floor. Exposed ceiling beams and inset spotlights. Electric heater.

Bedroom Two

12' 1" max x 9' 11" (3.68m max x 3.02m)

A spacious light room with double glazed window to the front with feature seat. A range of fitted wardrobes. Space for free standing furniture. Exposed ceiling beams and inset spotlights. Electric heater.

Bathroom

Double glazed window to the rear. Four piece suite comprising corner bath, enclosed shower cubicle, wash hand basin and WC. Inset spotlights. Heated towel rail.

Second Floor

Stairs rising into:

Main Bedroom

17' 1" max x 15' 3" max (5.21m max x 4.65m max)

Two skylight windows to the rear. Built in wardrobe. Space for free standing furniture. Exposed ceiling beams. Electric heater.

Front Garden

Access via a paved driveway providing off road parking for one car. The garden is laid part to lawn with decorative flower borders.

Rear Garden

A fully enclosed garden, laid to shingle and paving providing an ideal seating area to enjoy the summer sunshine and countryside backdrop. Garden shed and water butt.



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



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The Green, Stoford, Yeovil

- Village Setting
- Character Cottage
- Two Double Bedrooms
- Immaculate Decorative Order
- Driveway Parking

Tenure: Freehold EPC Rating: F
Council Tax Band: C

offers in excess of

£279,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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