



Greenholme, Pear Ash Lane, Pen Selwood, Wincanton, Somerset

A well-proportioned detached house with generous accommodation and lovely gardens on a quiet lane in a sought after village.

Guide Price
£740,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Greenholme, Pear Ash Lane, Pen Selwood, Wincanton, Somerset, BA9 8LX

- Detached family house of over 2000 sq ft
 - 0.27 acre plot off a quiet lane
 - Double garage, ample off-road parking
- 4 double bedrooms, 3 bath/shower rooms (1 e/s)
- 22' sitting room with Hunter Herald 8 wood burning stove
 - Attractive mature front and back gardens
- Sought after village in The National Landscape (AONB)
- Considerable renovations and improvements carried out
 - South-west facing rear garden and terrace
 - Easy access to the A303

Viewing strictly by appointment
Symonds & Sampson
01258 473766





Greenholme is a detached house built in 1980 and sits in a slightly elevated position on a good sized 0.27 acre plot in the National Landscape (AONB) with views over open countryside. Internally the house has undergone a programme of refurbishment and updating to include plumbing, new boiler and heating system, some re-wiring, kitchen, bathroom and general updating, while leaving scope for an incoming buyer to potentially further develop, for example the double garage with dining room beyond would make a superb 22' x 13' family kitchen / dining room.

Double wooden doors open into a porch with further double doors to a large hall. There is a study / snug off the hall to the front and a shower room to the rear. The sitting room is an excellent family room running from front to back of the house with a dual aspect, large stone fireplace with Hunter Herald 8 wood-burning stove and French doors to the terrace. The kitchen/breakfast room has a range of wall-mounted and floor-standing units, electric double oven, calor gas hob and an integrated fridge/freezer. A door from

the kitchen opens into the dining room which overlooks the garden to the rear. A further door leads to the double garage with power and light, oil-fired boiler and water softener.

On the first floor the bedrooms are in each corner of the house and are generous double rooms each with fitted wardrobes and the master bedroom having an ensuite bathroom. The large family bathroom has a bath and shower.

Situation

Pen Selwood is an elevated village within a National Landscape and bordering three counties. The countryside around is diverse and offers plentiful opportunity for access including in particular the National Trust property at Stourhead and King Alfred's Tower. There is an excellent network of footpaths and bridleways including proximity to The Monarch's Way, and is ideal for walking and riding. The village has a great community and a popular village website. The nearby towns of Gillingham and Wincanton provide a useful range of services to cater for most everyday

needs whilst within one mile the villages of Zeals and Bourton both have a pub, garage, primary school, church, village shop and post offices. The area is renowned for its excellent schools in both the state and private sectors. Gillingham and Castle Cary provide main line services to London Waterloo and Paddington and the A303 gives good road access to London and the South West.

Directions

Enter the village along Underhill, bearing right after approx ½ mile up The Great Hill toward the Village Hall and Church. Turn left at a small triangle and turn right at the next small triangle. Proceed down a winding lane until bearing right at the triangle the entrance is 2nd on the right.'

What3words/// entrusted.nozzle.mows

Outside

The property is approached from the lane via a drive with parking for a number of cars leading to the double garage with up and over door, power and light. The house sits

centrally in the plot with a pretty front garden having a neat lawn and flower and shrub beds giving plenty of colour and interest. The back garden is south-west facing with a terrace and steps up to a lawn with large shrub borders and some mature hedging as well as a workshop and shed.

Services

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

Local Authority

South Somerset Council Tel: 01935 462462
Council Tax Band: F

Property Information

Broadband - Standard and ultrafast broadband is available. Fibre is to the house and there is some 4 pair twisted Cat 5e internal cabling. Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by EE Network) (Information from Ofcom <https://www.ofcom.org.uk>)

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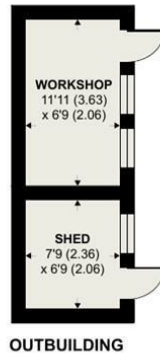
Approximate Area = 2061 sq ft / 191.5 sq m

Garage = 250 sq ft / 23.2 sq m

Outbuilding = 142 sq ft / 13.2 sq m

Total = 2453 sq ft / 227.9 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
England & Wales	EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1149928



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