



Bonnies Lane, Stoke Sub Hamdon

A detached 4 bedroom 2 bathroom 2 reception room property nestling on the edge of the village adjoining open fields to the rear.

Guide Price
£400,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

Bonnies Lane, Stoke-Sub-Hamdon, TA14 6RG

- Detached House
- Edge of Village Location
- Lovely Rear Garden Backing onto Fields
 - Off Road Parking
 - 4 Bedrooms
 - 2 Bathrooms
 - Sitting Room
- Separate Dining Room
- Conservatory/Garden Room
- Kitchen/Breakfast Room

Viewing strictly by appointment
Symonds & Sampson
01935 423526





A detached property nestling on the edge of the village adjoining open fields to the rear. The accommodation comprises entrance hall, sitting room, separate dining room, kitchen/breakfast room, conservatory/garden room overlooking the lovely rear garden, first floor landing, four bedrooms, en suite and family bathroom together with a large loft space.

The Property

A detached property nestling on the edge of the village adjoining open fields to the rear. The accommodation comprises an entrance hall, sitting room, separate dining room, kitchen/breakfast room, conservatory/garden room overlooking the lovely rear garden, first-floor landing, four bedrooms, en suite and a family bathroom together with a large loft space. Features include porcelain tiling to the dining room, tiled floor to the kitchen, a fireplace with fitted inset fire in the sitting room and of course a beautiful garden and lovely location.

Situation

The village of Stoke-sub-Hamdon offers a variety of

amenities including a number of public houses, coffee shops, hairdressers, a veterinary practice, a doctors and dentists practice and two pharmacies. Together with well-respected local primary and secondary schools the village surroundings and Ham Hill are known for being a "dog-walking Mecca" making the village a much-sought place to live.

The village takes its name from Ham Hill which is a Geological Site of Scientific Interest with historical records of settlements at Ham Hill and Stoke-sub-Hamdon stretching back to the Bronze Age.

The property is located just outside the conservation area and has excellent access to the A303 trunk road and market towns of Yeovil and Crewkerne being within easy reach. Walking opportunities are in abundance with Monarchs Way and The Liberty Trail starting at Ham Hill Country Park.

Outside

To the front of the property is a driveway providing off-road

parking together with a front garden area providing a pleasant area for seating/table and chairs.

The rear garden is abundant with mature specimen trees, shrubs, bushes and flowers together with a decking area, lawned garden and pathway leading to a small "secret" seating area, garden shed and stone walling to the rear boundary which adjoins open fields.

Directions

What3words: ///ounce.hill.labels

Services

Mains water, electricity, drainage and gas. Gas-fired central heating via radiators.

Broadband - Ultrafast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Agents Notes

Flood Risk: The area around Bonway, 7 Bonnies Lane, Stoke-sub-hamdon, TA14 6RG has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

Planning Applications in the vicinity: We are not aware of any current planning applications which would affect this property.

Council Tax Band: E Council Tax Annual Charge (2024/25): £2730.33

Bonnies Lane, Stoke-Sub-Hamdon

Approximate Area = 1468 sq ft / 136.3 sq m

For identification only - Not to scale



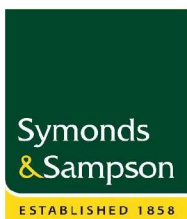
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		72



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1118645



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