



West Mudford, Somerset

Guide Price
£675,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A simply sensational detached property lying in an idyllic rural location and standing in grounds of 0.58 acres. Garage, extensive parking and stunning views!

West Mudford, Somerset BA21 5TJ

- Stunning Throughout
 - Glorious Views
 - Large Gardens
- Garage and Extensive Parking
- Sitting Room with Woodburner
- Lovely Fitted Kitchen/Dining Room

Viewing strictly by appointment
Symonds & Sampson
01935 423526





A simply sensational and beautifully modernised 3 bedroom, 2 bathroom detached property offering extensive parking and a garage standing in gardens of 0.58 acres, whilst also offering fantastic country views. The property also has a beautiful fully fitted kitchen/dining room and a fantastic dual-aspect sitting room with a wood burner.



The house benefits from oil central heating, coved ceilings, uPVC double glazing and timber doors with stainless steel door furniture and is arranged in more detail over two floors as follows:

A part glazed entrance door with a side screen leads to the reception hall, which is a good size and a real feature of this property. It has a staircase rising to the first floor, an understairs storage cupboard and an attractive vertical radiator. Off here is also a cloakroom with a white suite.

The kitchen/dining room is very much the "heart of the home", being a very good size with an attractive range of timber worktops, grey/green doors and stainless steel door furniture. Fitted appliances include a double oven, microwave, ceramic hob with cooker hood over and dishwasher. There is a good range of base units and wall cupboards, an island unit with drawers and cupboards under, two sliding units, whilst bi-fold doors lead to the large rear garden.

Off the kitchen/dining room is a very useful boot room with doors to both the front and rear, a door to the garage, a worktop with a hand basin and mixer tap, a fuel store and a useful utility cupboard.

In keeping with the rest of this property the sitting room is a very good size being dual aspect, having a lovely timber floor, wood burner and French doors to the large rear garden.

On the first floor, there is a good-sized galleried landing with a linen cupboard, further storage cupboard and a pleasant aspect over the front of the property.

There are three double bedrooms all having fitted wardrobes with the largest having attractive panel walling, whilst there is a family bathroom with an attractive white suite including a free-standing bath with a shower over.

Externally

The property is approached by a tarmac driveway and once

through traditional five-bar timber gates, there is parking for circa 6-8 vehicles, which in turn leads to the garage having an electric up-and-over door, boiler and light and power connected.

To the front of the house, there are pleasant lawns with deep borders, whilst to the rear there is a very good size decked area, a number of mature plants, a greenhouse, tap, stables and a further area of the garden, which is separated and has a number of fruit trees.

Agents Note

Please be aware that when initially purchased the property the vendors acquired two small parcels of land to enhance the garden. As these two parcels of land were previously farmland, there will be restrictive covenants on them which generally means you cannot have any fixed items such as a swimming pool, shed, patio etc. For further questions on this please do liaise with the agent or your solicitor.

The area around Orchard House, Mudford, Yeovil, BA21 5TJ





has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

Services

Mains water, electricity and septic tank. Oil-fired central heating.

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://www.ofcom.gov.uk>

Directions

What 3 words: [///enrolling.contacts.spins](http://enrolling.contacts.spins)



Orchard House, Mudford, Yeovil

Approximate Area = 1474 sq ft / 136.9 sq m

Garage = 194 sq ft / 18 sq m

Total = 1668 sq ft / 154.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
England & Wales	EU Directive 2002/91/EC

YEO/SJ/23.05.2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1132809



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