



## Cat Street, Chiselborough, Stoke-Sub-Hamdon, Somerset

A spacious detached property with a good size garden to the rear. Gorgeous country views and parking.

Guide Price  
**£450,000**  
Freehold

Symonds  
& Sampson

ESTABLISHED 1858

**Cat Street,  
Chiselborough, Stoke-Sub-Hamdon,  
Somerset, TA14 6TT**

- Village Location
- Good Size Garden
- Far Reaching Views
- Rare Opportunity
- Super Lodge/Work from home Facility
  - Parking for 5-6 Vehicles
  - Council Tax Band D

Viewing strictly by appointment  
Symonds & Sampson  
01935 423526





A detached 3 bedroom, 2 reception property in the always popular village of Chiselborough.

The property has parking for 5-6 vehicles with outside plug socket.

The house enjoys a large pleasant garden to the rear with far-reaching views, has oil central heating and uPVC double glazing is arranged over two floors as follows:

A upvc door leads to a good-sized entrance hall, which then leads onto the living room and dining room both having views to the front of the property and the living room being triple aspect with views towards Chiselborough church.

The kitchen also overlooks the rear of the property and has a comprehensive range of modern wall cupboards and base units. There is also a Range Master electric oven with a four-ring gas hob running off LPG gas bottles.

Off the kitchen lies the downstairs WC and a side door to the garden.

On the first floor, there is a landing with a hatch to the attic with drop-down ladder, three bedrooms and a family bathroom fitted with a white suite.

#### Outside

To the front and side of the property, there is parking for 5-6 vehicles, whilst our vendor client has recently constructed a hamstone wall and created a seating area. To the rear, the garden is a very good size being laid to lawn, with the garden being west facing and having an abundance of mature flower beds and borders all well stocked.

Recently our vendor client has constructed a super lodge/work-from-home unit with a covered seating area and patio.

#### Situation

The village of Chiselborough is situated amongst some of the most attractive countryside in England and lies approximately 3 miles from the A303. The village has an inn and church with a local shop at Norton-Sub-Hamdon. The larger towns of Yeovil and Crewkerne are within a 15-minute drive and offer a wealth of everyday facilities.

#### Directions

From the A303 (westerly direction) turn off left onto the A356. Follow the signposts turning left on the sharp bend, towards Chiselborough. Follow the lane, take the next turning left and continue into Cat Street where the property will be found on your left-hand side.

#### Agents Note

Mains water, electricity and drainage. Oil-fired central heating.

Broadband - Superfast 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.org.uk>

The area around Orchard View, Cat Street, Chiselborough, Stoke-sub-hamdon, TA14 6TT has a high risk of surface water flooding and very low risk of flooding from rivers and the sea.

# Cat Street, Chiselborough, Stoke-Sub-Hamdon

Approximate Area = 1035 sq ft / 96.1 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		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



YEO/SH/28.05.2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2022. Produced for Symonds & Sampson. REF: 922496



01935 423526

Symonds & Sampson 2 Court Ash

Yeovil

Somerset

BA20 1HG

yeovil@symondsandsampson.co.uk

**IMPORTANT NOTICE:** Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

