



Townsend, Hawthorn Hill, East Lambrook, South Petherton, Somerset

A residential development site of 0.61 hectares/1.50 acres with proposed accommodation to be 4 No. x four bedroom detached houses, Plot 1 =239.69m² / 2,580FT², Plot 2 =242.12m² / 2,606FT², Plot 3 =198.96m² / 2,141FT², Plot 4 =198.96m² / 2,141FT²

Planning Ref: 23/00564/FUL - Valid From 14/03/2023.

Guide Price

£700,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Townsend, Hawthorn Hill, East Lambrook, South Petherton, Somerset, TA13 5HJ

- Residential Development Site
 - 0.61 hectares/1.50 Acres
- 4 No. x 4 Bedroom Detached Houses
 - Proposed Accommodation:
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 - Plot 2 =242.12m² / 2,606FT²
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Viewing strictly by appointment
Symonds & Sampson
01935 423526





STREET SCENE
(proposed) - scale 1/100
0 2m 4m

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Agents Notes

FULL Planning Ref: 23/00564/FUL - Valid From 14/03/2023

Hawthorn Hill, East Lambrook, South Petherton, TA13 5HJ has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

Situation

East Lambrook is a very quiet hamlet a stone's throw from South Petherton, another of Somerset's gems! This residential development site is located in the heart of the popular village of East Lambrook with the church of St James and the Rose & Crown public house.

"East Lambrook Manor Gardens is the iconic and quintessentially English cottage garden created by the celebrated 20th-century plantswoman and gardening writer Margery Fish. It was here that she developed her own style of gardening, combining old-fashioned and contemporary plants in a relaxed and informal manner to create a garden of immense beauty and charm. Renowned as the premier example of the English cottage garden style, the garden is characterised by many winding paths through abundant borders. It has noted collections of snowdrops, hellebores and hardy geraniums and there is an excellent specialist hardy plant nursery. Dogs are welcome in the gardens and Café (on lead) and the Malthouse Café sells hot and cold drinks and cakes."

The nearby village of South Petherton provides an excellent variety of amenities including doctors' surgery, a church, a pub, several eateries including the renowned Holm restaurant, a post office, a delicatessen and various other shops. Major towns within easy driving distance include the regional centres of Yeovil, Taunton, Crewkerne, Sherborne and Ilminster, all of which have an excellent variety of

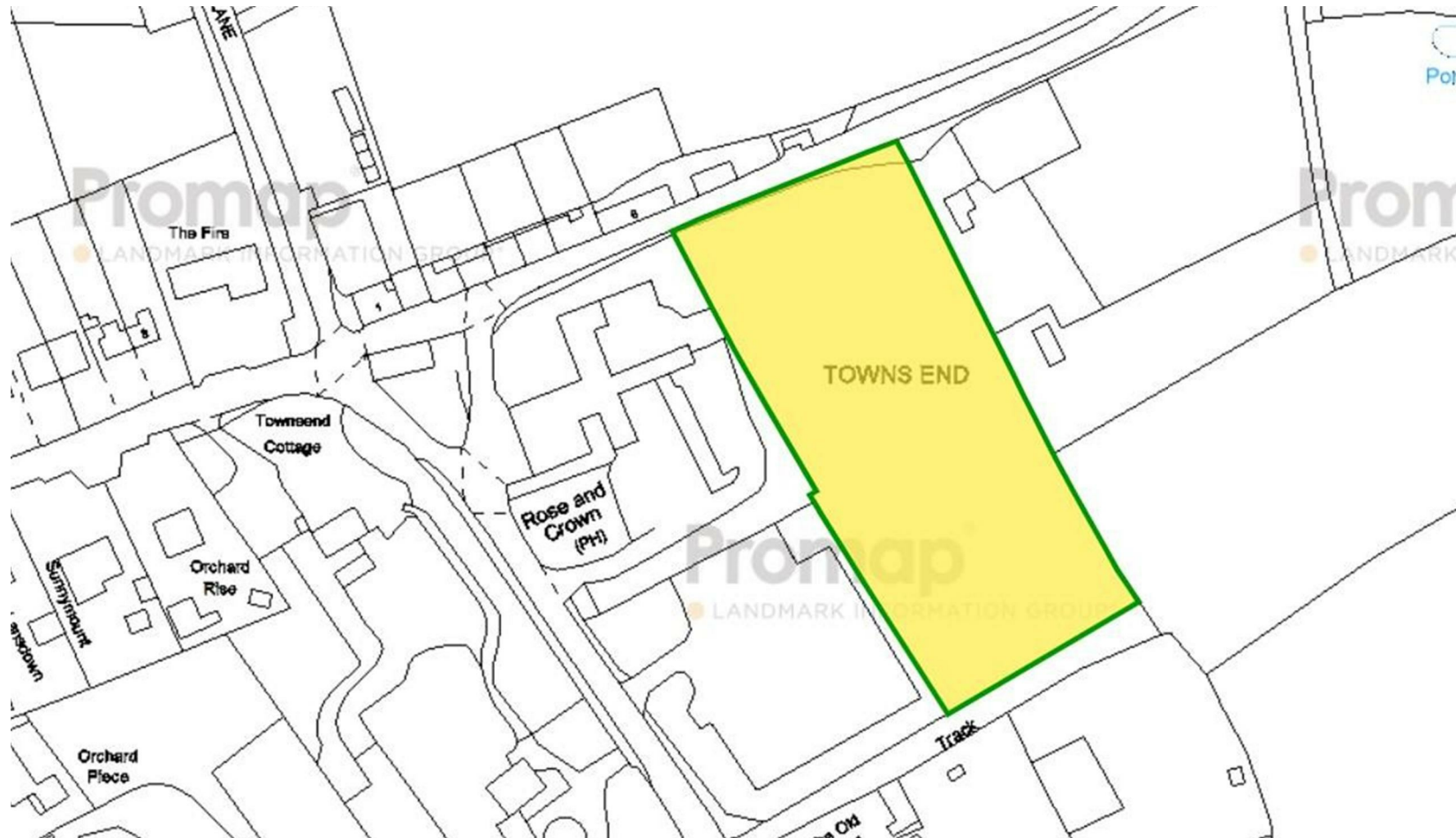
shopping, educational and recreational facilities.

Communications nearby include the A303 to the south at South Petherton which provides a fast route to London/Home Counties on the A303/M3/M25. There are also mainline railway stations at Yeovil and Crewkerne with a service to London (Waterloo), and Taunton (Paddington). The area is also well served by independent schools at Millfield, Bruton, Hazelgrove, Sherborne and Perrott Hill. Sporting facilities in the area include golf at Windwhistle, Sherborne, Taunton and Yeovil, water sports are available on Sutton Bingham Reservoir near Yeovil and horse racing is available at Taunton, Bath, Wincanton and Exeter.

Directions

What3words:

///firework.lyrics.votes



YEO/SH/25.06.2024



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