

Symonds  
& Sampson

# The Rockery

Bower Hinton, Martock, Somerset



# The Rockery

Bower Hinton  
Martock  
Somerset TA12 6LJ

A beautiful detached 5 bedroom, 3 bathroom house built in 2008 of mellow natural stone.



- Very well presented 5 bedroom detached
  - Beautifully maintained gardens
    - Double garage & parking
      - sitting room
  - Generous Kitchen/dining room
- Inner lobby, cloakroom & utility room
  - 3 Bathrooms
- Quiet backwater of the village

Guide Price £695,000

Freehold

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## THE DWELLING

A beautiful detached house built in 2008 of mellow natural hamstone sitting on a slightly elevated site benefiting from gas-fired central heating, fitted kitchen, 5 bedrooms, 3 bathrooms, double garage and a wonderful rear garden.

## ACCOMODATION

A well-presented modern detached house with accommodation comprising reception hall, sitting room with oak flooring, fitted gas wood burner and bi-fold doors, generous kitchen/dining room with a feature glass covered original well in the dining area), inner lobby area with access to cloakroom/wc and utility room, first floor landing with bedroom one having a large en suite bathroom (with separate shower) and access to the balcony, bedrooms 2, 3, 4 (with bedroom 4 being used as an office), family shower room, second floor landing with bedroom 5 and a large en suite bathroom again with a separate shower.

## OUTSIDE

To the front of the property is a brick paved driveway providing parking for several cars together with a lovely garden and stone boundary. There is a DOUBLE GARAGE with two double doors, a rear door, window. Electric light and power. Wall mounted gas fired boiler. Central vacuum system.

To the rear, the garden is a real gem. Very well maintained and heavily planted with specimen flowers, shrubs, bushes, and trees together with lawned gardens and a covered pergola with a terrace ideal for alfresco dining. There are paved paths and areas adjoining the back of the house with steps leading to the garden and a pond to one side. All in all a wonderful garden!







## SITUATION

Bower Hinton is a popular small village, largely constructed of hamstone character properties. It is adjacent to the larger village of Martock which has a good range of shopping and leisure facilities and a primary school. Bower Hinton has a public house and hotel all within close walking distance of the property. There is easy access to the A303, one of the main routes to The West coming off the M3 from London. Yeovil, the regional centre is 6 miles away whilst the County Town of Taunton is within 20 miles. There are mainline railway stations at Crewkerne and Yeovil for Waterloo in London and another Yeovil station for Bath and Bristol.

## DIRECTIONS

What 3 words:  
///bind.juggled.jingles

Upon entering Bower Hinton from a southerly direction take the first turning left to Back Lane. Proceed for 200 yards around the right hand bend and the property will be found on the left hand side after 150 yards.

## SERVICES

Mains water, electricity, drainage and gas. Gas fired central heating (under floor heating to the ground floor and

radiators to the first and second floors). Gas fitted wood burner.

## MATERIAL INFORMATION

Council Tax Band: F

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.







# The Rockery, Bower Hinton, Martock

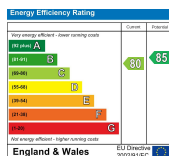
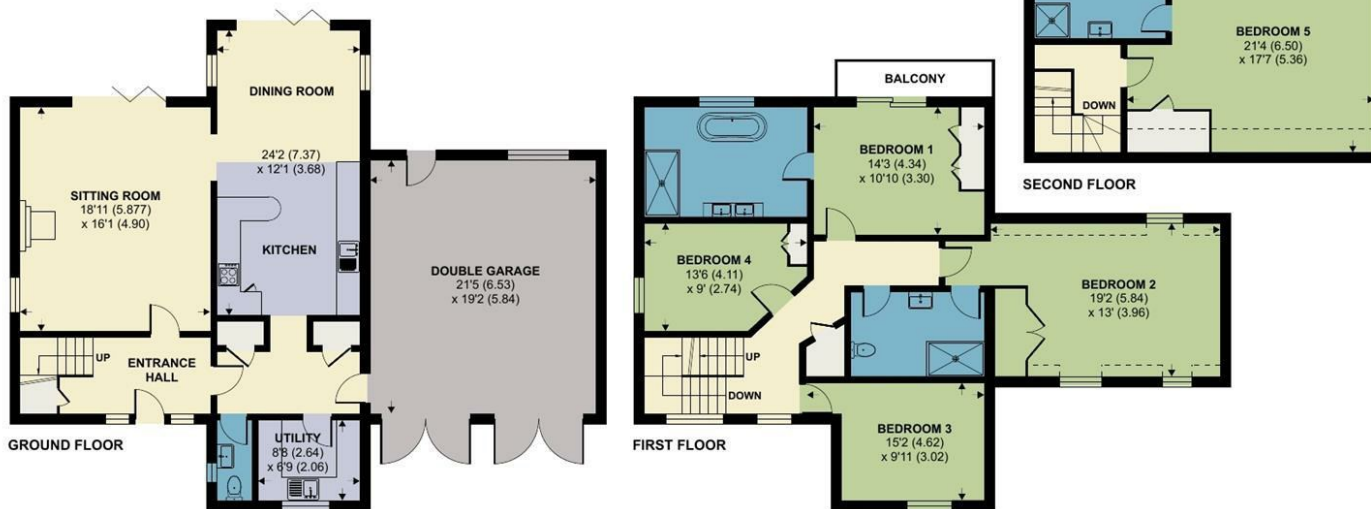
Approximate Area = 2420 sq ft / 224.8 sq m

Limited Use Area(s) = 92 sq ft / 8.5 sq m

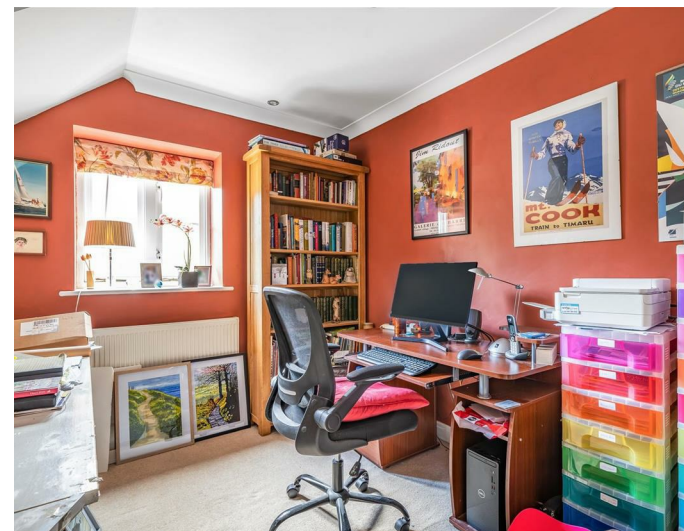
Garage = 412 sq ft / 38.3 sq m

Total = 2924 sq ft / 271.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1153457



YEO/SH/14.08.2024



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