



# Calder House

Knole, Langport, Somerset

# Calder House

Knole  
Langport  
Somerset  
TA10 9HY



- Detached House Set in 0.2 Acre
  - No Onward Chain
  - Views Front & Rear
- Very Quiet Village Location
  - 3 Bedrooms
  - 2 Bathrooms
  - Reception Hall
- Sitting Room with Separate Dining Area
- Kitchen/Breakfast Room & Utility Room
- Lovely Gardens, Parking and a Garage

Guide Price £600,000

Freehold

Yeovil Sales  
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## THE PROPERTY

Upon entering, you are welcomed into a generous reception hall with parquet flooring together with a generous sitting/dining room again with parquet floors providing an inviting space for relaxation and entertaining guests. The house features three well-proportioned bedrooms, ensuring ample room for family members or visitors. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

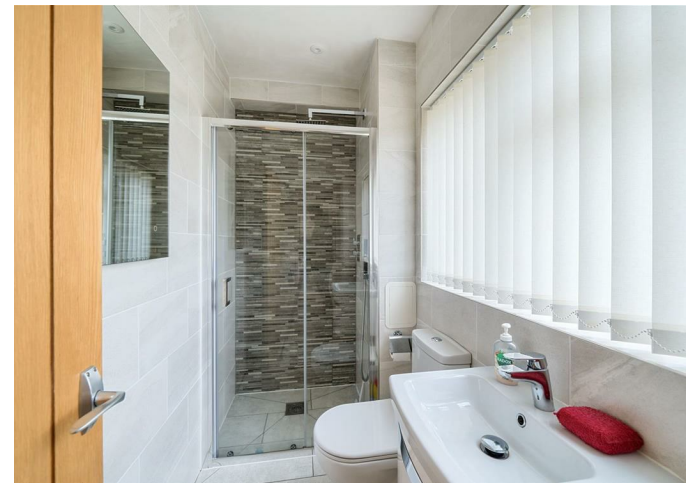
One of the standout features of this property is the position within this quiet village, enjoying very pleasant views from most rooms together with extensive parking (for up to six vehicles), and a garage, making it an excellent choice for those with multiple cars or for hosting gatherings. The surrounding area offers a tranquil setting, perfect for enjoying the picturesque Somerset countryside while still being within easy reach of local amenities.

This property presents a wonderful opportunity for anyone looking to settle in a serene location with the comforts of modern living. Whether you are a first-time buyer, seeking a family home or retired, this house in Knole is sure to impress. Don't miss the chance to make this charming residence your own.

## OUTSIDE

To the front of the property is an extensive drive providing parking for several vehicles, CAR PORT and GARAGE. The front gardens are very well maintained with planted beds and borders together with very pleasant views. Side access can be found to both left and right aspects leading to the rear garden.

The rear garden is a sheer delight comprising a paved terrace being an ideal spot for enjoying the garden and view, mainly laid to lawn garden, planted hedging, trees and shrubs, a lovely summerhouse/garden room with two double doors, lovely views, pathways, water butts and oil tank store located to the rear of the garden. All in all the plot extends to 0.2 acre.





## SITUATION

Knole is a very quiet (no through roads) small village set in a Conservation Area with a number of picturesque period houses, cottages and modern houses set amongst beautiful countryside. A great area in which to appreciate the outdoors with walking, fishing, cycling and golf waiting to be enjoyed. The nearby village of Long Sutton, which is a level walk of less than a mile, has a variety of amenities including post office/store, primary school, Lime Kiln Inn, Devonshire Arms Hotel and 18 hole golf course. Long Sutton has an attractive village green overlooked by the

ancient parish church and also a village hall with adjoining sports field and tennis courts.

The larger centres of Somerton (2 miles), Martock (4 miles) and Langport (4 miles) are readily accessible and offer good shopping, educational and recreational facilities.

The administrative town of Yeovil is within 10 miles and the county town of Taunton with its excellent road and rail communications is about half an hour's drive. Within 20 miles, there is an excellent choice of

independent schools such as Millfield at Street, Hazelgrove at Sparkford, Sherborne School, Leweston also at Sherborne, Taunton School (dedicated bus from Long Sutton less than 1 mile away) as well as King's and Queen's also in Taunton. Huish Academy, and 6th Form College at Huish Episcopi close to hand which has, available to the public, extensive sporting facilities including all weather sports pitches and a refurbished swimming pool to be open all year round.

## DIRECTIONS

What 3 words: [///bookings.valued.jelly](http://bookings.valued.jelly)



## SERVICES

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

Broadband - Superfast broadband is available.

Mobile signal/coverage - Available both indoors and outside  
(Information from Ofcom <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Council Tax Band: E

Flood Risk: NIL



## Calder House, Knole, Langport

Approximate Area = 1423 sq ft / 132.2 sq m

Garage = 190 sq ft / 17.6 sq m

Outbuilding = 100 sq ft / 9.3 sq m

Total = 1713 sq ft / 159 sq m

For identification only - Not to scale



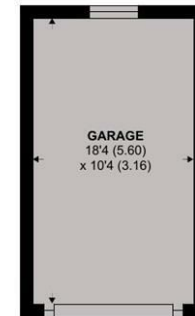
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



GARAGE

Energy Efficiency Rating	
Energy efficient - lower running costs	
Very good A	76
Good B	62
Fair C	
Below average D	
Poor E	
Very poor F	
Least energy efficient - higher running costs	
England & Wales	
EPC Standard 2020/10/20	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1266225

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