



Symonds  
& Sampson

10 Great Field Lane  
Stoke-Sub-Hamdon, Somerset



# 10 Great Field Lane

Stoke-Sub-Hamdon  
Somerset  
TA14 6PH



- Stunning Throughout
- Pleasant Village Location
  - Rare Opportunity
- Internal Viewing Advised
- Private Rear Gardens
- Garage and Parking



Offers In Excess Of £375,000  
Freehold

Yeovil Sales  
01935 423526  
[yeovil@symondsandsampson.co.uk](mailto:yeovil@symondsandsampson.co.uk)



## THE DWELLING

An absolutely beautifully presented linked detached property having the benefit of gas central heating, upvc double glazing, extensive timber effect flooring on the ground floor and attractive white doors with stainless steel door furniture.

It is bright and airy, being very spacious throughout, and an internal viewing is very much advised.

## ACCOMMODATION

A storm porch with a part-glazed entrance door to the reception hall, having a staircase rising to the first floor and a cloak cupboard.

Off the hall is a very useful shower room with a white suite and double shower cubicle.

The sitting room is a good size overlooking the front of the property, whilst there is a well-fitted kitchen with a comprehensive range of marble effect worktops with grey doors and stainless steel door furniture.

Fitted appliances include a stainless steel four-ring hob, dishwasher, oven, fridge freezer, whilst there is also a boiler and plumbing for an automatic washing machine.

From here, it leads to the dining room, which has bifold doors to the rear.

On the first floor is a master bedroom suite having a bedroom,

dressings room and shower room, whilst there is also a second double bedroom and a family bathroom with a white suite.

## OUTSIDE

To the front of the house, there are lawned gardens with a hedge and parking for one vehicle, which leads to a large garage with up-and-over door, there is also a hatch to the roof space, light and power connected and a door to the rear garden.

As previously mentioned, the rear garden is absolutely beautiful, being laid to lawn with patio, greenhouse, raised beds, decked area, having a gate to the side and being enclosed by lap panel fencing.

## SITUATION

Stoke Sub Hamdon (Stoke under Ham) is nestled at the foot of the beautiful Ham Hill Country Park and continues to be a vibrant village with a variety of local amenities, including coffee shops, a community-run mini supermarket, several hairdressers, beauticians, a doctor's surgery with a chemist, a veterinary surgery, several pet groomers and a vehicle mechanic. The village maintains a strong social involvement with many events and community-driven activities with venues such as the village hall, several public houses and the working men's social club. There is a regular daily bus service (81) connecting South Petherton to Yeovil, which passes through the village every few hours. Both primary and secondary schools within the village meet educational needs. The cherished local beauty spot of Ham Hill remains a prominent feature as it overlooks the village, providing stunning views over the surrounding countryside. The main town of Yeovil is approx. 6

miles to the East, while Ilminster is about 10 miles to the West, with excellent road access via the A303. Larger towns which are close by and offer a host of amenities include South Petherton, Martock and Crewkerne with a Waitrose and a Mainline Train station with direct lines to London or Exeter. This really is a great village with a warm, welcoming atmosphere and many community groups for all ages, depending on your pursuits.

## DIRECTIONS

What 3 Words: ///annual.credible.entry

## SERVICES

Mains water, electricity, drainage gas. Gas-fired central heating system.

## MATERIAL INFORMATION

Council Tax Band: E

Flood Risk: Very Low

Annual Service Charge £460.00

Access to the Gas Station is allowed through double gates at the back of the driveway.





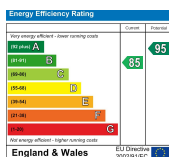
# Great Field Lane, Stoke-Sub-Hamdon

Approximate Area = 1023 sq ft / 95 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 1215 sq ft / 112.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1325183

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01935 423526

yeovil@symondsandsampson.co.uk  
Symonds & Sampson LLP  
2, Court Ash,  
Yeovil, Somerset BA20 1HG



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