



8 Bransford



**STAGS**



# 8 Bransford

Halstock, Yeovil, Dorset BA22 9RU

Sutton Bingham Reservoir 2 miles. Yeovil and Beaminster 6 miles.

A three bedroom detached house quietly tucked away within this sought after village surrounded by open countryside and close to Sutton Bingham Reservoir. EPC Band E

- Sought After Village Location
- Study/Dining Hall & Cloakroom
- Kitchen
- Manageable Gardens
- Council Tax Band D
- Wonderful Country Walks
- Sitting Room & Conservatory
- Three Bedrooms & Shower Room
- Detached Garage
- Freehold

Guide Price £325,000

## SITUATION

This three bedroom detached house is situated within the heart of this sought after Dorset village and just a stones throw from the community general stores and post office. The village also boasts a community hall and is close to Sutton Bingham Reservoir where you can enjoy fishing, sailing or wildlife walks. The thriving town of Yeovil is within 6 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline railway station to London Waterloo. The property is also well placed being with 12 miles of the A303, providing an excellent road network to the rest of the country..

## DESCRIPTION

8 Bransford comprises a three bedroom detached house constructed principally of brick exterior elevations and contained beneath a slate roof. There is a large dining hall/study with adjoining cloakroom, together with a sitting room with log burner and adjoining conservatory, together with a well fitted kitchen, all on the ground floor. On the first floor can be found three bedrooms along with a fully tiled shower room. Outside the property enjoys easy to maintain gardens with large patio and lawn to rear, from which wonderful views can be enjoyed over the surrounding countryside. The property has a detached garage and additional off road parking.





### ACCOMMODATION

Canopy porch with courtesy light and part glazed entrance door to dining hall/study with stairs to first floor with cupboard under. Cloakroom with low level WC and corner wash hand basin together with electric meter cupboard. The sitting room has a lovely central feature of a recessed wood burning stove on a slate hearth with wood mantle over, together with recessed book shelves to side. Glazed door to the conservatory being fully glazed together with glazed French doors to the garden. The kitchen is comprehensively fitted and comprises 1 ½ bowl single drainer sink unit with mixer taps over, adjoining worktop surround with a range of floor and wall mounted cupboards and drawers. Electric hob with oven and grill, together with integrated fridge and freezer. Small breakfast bar, tiled floor and glazed door to side. Wall mounted Wallstar oil fired boiler. .

On the first floor there is a good sized landing with airing cupboard housing the pressurised hot water cylinder and slatted shelving. Trap access to roof void with aluminium loft ladder. There are three bedrooms, two with built in cupboards with hanging rail and shelving and two with wonderful country views. The family shower room is well equipped and comprises shower cubicle, pedestal wash hand basin and low level WC, together with fully tiled walls.

### OUTSIDE

The property is located within the corner of a quiet cul-de-sac with driveway leading to the detached single garage with up and over door, power and light together with eaves storage. There is also adjoining off road parking and a concealed oil tank. To the rear of the property there is a good sized paved sun terrace beyond which is a lawned garden protected by panel fencing along with useful shed and cold water tap.

### SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.

### DIRECTIONS

From Yeovil head south on the A37, Dorchester Road and after approximately 2 miles turn right signposted Sutton Bingham and Halstock. Having passed Sutton Bingham Reservoir continue for a further 2 miles and on entering the village, turn left immediately before the village stores into Bransford where the property will be found within the cul-de-sac on the right hand side.

### VIEWINGS

Strictly by appointment through the vendors selling agents Stags, Yeovil office. Telephone 01935 475000

### AGENTS NOTE

Please be aware that the property is subject to a Section 157 of the housing Act 1995 covenant.

You will need to have lived or work within the County of Dorset within the last 3 years, to automatically be approved by Magna Housing, in order to proceed to purchase the property and you should make your solicitor and mortgage broker aware. If it is prior to the 3 year period you can still apply and a form is available from Stags Office.





These particulars are a guide only and should not be relied upon for any purpose.

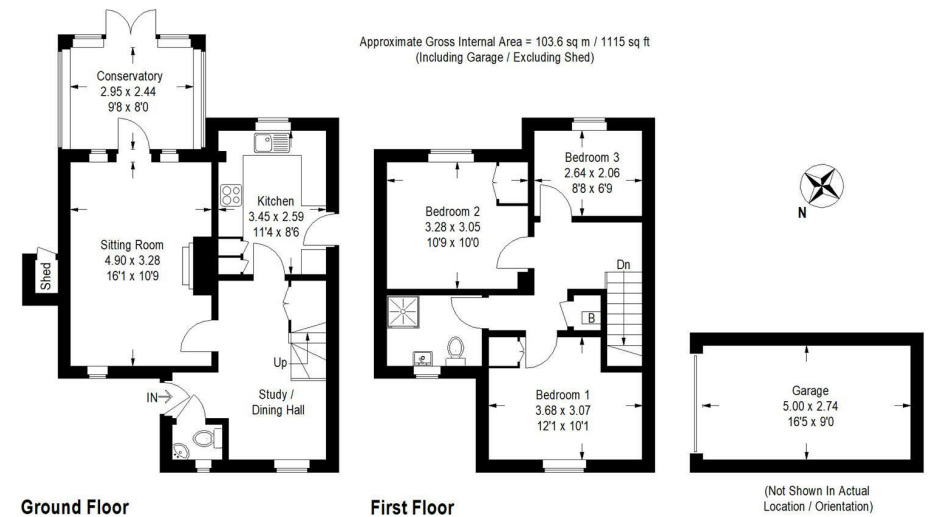
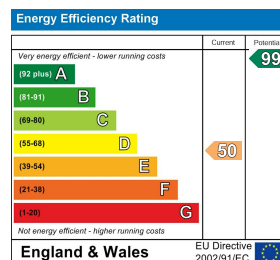


Illustration for identification purposes only, measurements are approximate, not to scale.  
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