



Willowbrook



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Thorne, Yeovil, Somerset, BA21 3PZ

Yeovil Town Centre 2.5 miles. Sherborne 7 miles.

A well proportioned four bedroom, three reception room detached house, set within attractive gardens with ample parking, double garage and planning to extend, in a pretty hamlet location. EPC Band D.

- Quiet Hamlet Location
- Three Reception Rooms
- Four Double Bedrooms
- Attractive Gardens
- Freehold
- Hallway and Cloakroom
- Kitchen/Breakfast Room
- Two Bathrooms (one En Suite)
- Ample Parking and Double Garage
- Council Tax Band G

Guide Price £650,000

SITUATION

Willowbrook is located within the delightful hamlet of Thorne (a no-through lane) which is a conservation area and surrounded by open countryside. It lies within the parish of Yeovil, with its town centre approximately 2 ½ miles to the south-east. Here an excellent range of shopping, recreational and scholastic facilities can be found, together with 2 mainline stations to Exeter and London Waterloo. Sherborne is within 7 miles and Crewkerne 10 miles and the A303 within 4 ½ miles, which provides easy road access to London and Exeter, together with access to the M5 motorway at Taunton. Sherborne has several public schools including Sherborne Boys and separately, Sherborne Girls.

DESCRIPTION

Willowbrook is a well proportioned four bedroom detached family home, set within attractive gardens. The property benefits from oil fired central heating, together with aluminium and uPVC double glazed windows, with attractive stone mullion windows to the front and side elevations. Willowbrook has also been granted a range of planning permissions for various extensions and a craft room.



ACCOMMODATION

A pair of wrought iron gates open into the entrance porch with courtesy light and impressive wooden front door opening into the reception hall with stairs rising to the first floor with cupboard under and two wall light points. There is a cloakroom comprising low level WC and vanity unit with inset wash hand basin. The sitting room enjoys views from two aspects including patio doors to rear, delightful hamstone fireplace with inset log burner and recessed book shelves on either side with cupboards under, an alcove with shelving and two wall light points. On the opposite side of the hallway is a spacious dining room, again with views from two aspects, together with two wall light points. To the rear of the property is a good size kitchen/ breakfast room, also benefitting from views from two aspects including glazed French doors to the rear. The kitchen is comprehensively fitted and comprises 1 ¼ bowl single drainer sink unit with mixer taps over, adjoining granite worktops with an excellent range of floor and wall mounted cupboards and drawers. Rangemaster cooker comprising two ovens, one grill, one warming plate and six halogen hob plates. Extractor hood over, space and plumbing for washing machine, dishwasher, fridge/freezer, boiler cupboard housing the oil fired boiler.

Galleried landing with airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving. Loft access to the full height loft over the entire house. with aluminium loft ladder and electric light. Bedroom one with window to rear, built in wardrobe and en-suite shower room with fully tiled shower cubicle, vanity unit with inset wash hand basin, low level WC and heated towel rail. Bedroom two again with fitted wardrobes and views from two aspects. Bedroom three with fitted wardrobes, front aspect window, vanity unit with inset wash hand basin. Bedroom four with fitted wardrobes and views from two aspects. Bathroom comprising panelled bath, pedestal wash hand basin and low level WC, heated towel rail and part tiled walls.

OUTSIDE

A pair of wrought iron gates hung from stone pillars opens onto the driveway providing ample parking and turning along with access to the detached double garage. It is approached through a side door and has twin up and over doors, one of which is electrically operated and is connected with power and light, together with window and personal door to side. The front gardens are hedged and fenced being dog proof, together with a selection of mature trees and log store. On the far side of the driveway is a further garden area with fruit tree.

A wrought iron gate leads round to the rear garden which comprises an extensive sun terrace with retaining stone walls and steps leading up to a lawned garden which is protected by post and rail fencing with various shrubs, bushes and trees. External lighting, cold water tap and to the side of the property is a gravelled and paved area. From the gardens there are delightful views over the surrounding countryside.

SERVICES

Mains water and electricity are connected. New private drainage installed (autumn 2022). Oil fired central heating.

Mobile Available : EE , VODAPHONE and O2 (ofcom)

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)

VIEWINGS

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

DIRECTIONS

From the A303 take the A3088 to Yeovil. On entering the town at the roundabout take the first exit passing the Crematorium on your left hand side. Continue through the traffic lights and straight ahead over the next two roundabouts. On reaching Thorne Lane turn left and continue along here for a short distance, turning right down into the hamlet. Willowbrook will be seen on the right hand side clearly identified by our For Sale board.

FLOOD RISK STATUS - none



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1875 sq ft / 174.2 sq m
 Garage = 354 sq ft / 32.9 sq m
 Outbuilding = 23 sq ft / 2.1 sq m
 Total = 2252 sq ft / 209.2 sq m
 For identification only - Not to scale

First Floor

- Bedroom 1: 4.06 x 3.51m (13'4" x 11'6")
- Bedroom 2: 4.24 x 3.99m (13'11" x 13'1")
- Bedroom 3: 4.09 x 3.73m (13'5" x 12'3")
- Bedroom 4: 4.09 x 2.82m (13'5" x 9'3")
- Void

Ground Floor

- Breakfast Room: 2.74 x 2.62m (9' x 8'7")
- Store: 1.83 x 1.17m (6' x 3'10")
- Dining Room: 4.32 x 3.45m (14'2" x 11'4")
- Kitchen: 3.48 x 3.48m (11'5" x 11'5")
- Study: 2.72 x 2.26m (8'11" x 7'5")
- Sitting Room: 6.68 x 4.09m (21'11" x 13'5")
- Garage: 5.97 x 5.49m (19'7" x 18')

Energy Efficiency Rating

Current	Potential
58 (D)	72 (A)

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RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Stags. REF: 1076265



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	72
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC