



Stocks Orchard, Fair Place



STAGS

Stocks Orchard, Fair Place

Chiselborough, Stoke-Sub-Hamdon, Somerset
TA14 6TL

A303 3 miles. Crewkerne 4 miles. Yeovil 7 miles.

An individually designed and extended three bedroom detached bungalow enjoying an elevated private position, within this sought after village and with glorious gardens of approximately 0.62 acres. EPC Band D.

- Individually designed bungalow
- Two reception rooms
- Three double bedrooms, one en suite and family bathroom
- Office and gym/studio
- Council Tax Band F
- Entrance lobby and hallway
- Kitchen/breakfast room with utility
- Sweeping drive, parking and garage
- Private gardens of 0.62 acres
- Freehold

Guide Price £695,000

SITUATION

Stocks Orchard is situated within the heart of this sought after village and is set within an elevated position, enjoying views over its gardens and surrounding countryside. The village has a vibrant community and benefits from facilities including, public house, church and village hall. The property is surrounded by wonderful countryside and is within a mile of Norton Sub Hamdon, where a range of facilities can be found including; Post office/village stores, Primary School and Doctors' surgery. Ham Hill Country Park is also close by, over which there are wonderful walks and a public house. For day-to-day facilities Crewkerne is within 4 miles, where an excellent range of shopping, recreational and scholastic facilities can be found, along with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

Stocks Orchard is centred on an individually designed and extended three bedroom detached bungalow, which is believed to have been constructed in 1988. It is constructed principally of local hamstone and is contained beneath a tiled roof. The property benefits from wooden double glazed windows throughout, together with oil fired central heating. The setting is most delightful with a sweeping driveway leading down to the bungalow, which enjoys an elevated position with a large sun terrace and wonderful gardens and grounds. The property also enjoys a large garage/workshop with adjoining office, separate gym/studio and a cellar. In total the grounds extend to approximately 0.62 acres.



ACCOMMODATION

A glazed door with side screen leads to the entrance lobby, with fitted bookshelves to one wall and glazed french doors leading through to the hallway, with attractive maple flooring, glazed door to rear and useful store cupboard with an adjoining airing cupboard. Loft access with aluminium ladder. Lounge/dining room with views from three aspects, including patio doors to the sun terrace. Bottled gas living flame fire, moulded cornice and sliding glazed door to the sun room/sitting room. The room has delightful views from four aspects including patio doors to the sun terrace and glazed door to front, there is an attractive exposed hamstone internal wall, tiled flooring, moulded cornice and two ceiling fans. The kitchen/breakfast room is well fitted and comprises; stainless steel sink with mixer tap over and adjoining granite drainer and worktops. There is an excellent range of floor and wall mounted solid wood units, integrated appliances including; electric oven and grill, ceramic hob and stainless steel cooker hood over, dish washer and fridge. The breakfast area has a space for table, two windows to front, light-tube and tiled flooring throughout. Glazed door into the utility room comprising; single drainer stainless steel sink with mixer tap over, adjoining worktops with a range of floor and wall mounted cupboards and draws matching the kitchen units, tiled flooring throughout, two windows to front and glazed door to side. Space and plumbing for automatic washing machine and tumble dryer, along with two built in Candy fridge /freezers and Grant oil fired boiler.

Bedroom one with delightful views from two aspects and ceiling fan. Door to en suite bathroom comprising; Jacuzzi style bath with shower attachment, low level WC, vanity unit with inset wash hand basin and tiling to two walls. Bedroom two with window overlooking the front terrace and gardens. Bedroom three with window to side, two built in wardrobes with shelving. Shower room comprising shower cubicle, concealed WC, vanity unit with inset wash hand basin and tiled floor.

OUTSIDE

Leading off the quiet village lane is a sweeping drive with an initial gravelled parking area, leading down to the bungalow which is bounded by low stone walls. Delightful terraced gardens, with pathways and a fine selection of tropical shrubs and trees including fan palms, tree ferns, pencil cypress and cordyline. Concealed oil tank and ample parking and turning with access to the detached garage, which is constructed of hamstone and contained beneath a tiled roof. It is approached via an up and over door and is connected with power and light, along with a window to side. Adjoining is a office also connected with power and light with pine cladding to the ceiling and one wall. From the side of the property steps lead down to a lower level where there is an adjoining gym/studio, which is glazed on two sides, again connected with power and light and adjoining cellar beneath the home office.

To the rear of the property is a wonderful south facing sun terrace ideal for outdoor entertaining, which is protected by wrought iron railings, together with external lighting. From here steps lead down to a lawned garden which is bounded by a fantastic array of trees and shrubs, interspersed by attractive statues and garden sculptures. On the south east side of the property is a raised decking area, useful garden shed and steps leading down to a lower lawned garden protected by a selection of shrubs and trees through which there is a pathway. In total the grounds extend to approximately 0.62 acres

SERVICES

Mains water, electricity and drainage are connected.
Oil fired central heating
Broadband : Standard and Superfast (Ofcom)
Mobile : EE, Three, O2 and Vodafone (Ofcom)
Flood risk status : Very low risk (Environment agency)

VIEWINGS

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

DIRECTIONS

From the A303 follow the A356 towards Crewkerne and take the third turning signed Chiselborough and The Chinnocks. Continue along here, taking the first turning into Chiselborough, passing The Cat Head Inn on your right hand side. Continue around the bend, then turn left into North Street in the direction of Norton Sub Hamdon. After a short distance turn sharp right back on yourself and continue up the hill and after approximately 300 yds the entrance drive to Stocks Orchard will be seen on the right hand side, clearly identified by our For Sale board.



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 = 1752 sq ft / 162.7 sq m
Garage = 146 sq ft / 13.5 sq m
Outbuildings = 279 sq ft / 26 sq m
Total = 2177 sq ft / 202.2 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). © nidecom 2025. Produced for Stags. REF: 1243150

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

4/6 Park Road, Yeovil,
Somerset, BA20 1DZ

yeovil@stags.co.uk

01935 475000

