



Draytons



# Draytons Silver Street

Shepton Beauchamp, Ilminster, Somerset, TA19 0JZ

South Petherton 2.3 miles Barrington Court 1.9 miles Yeovil  
12.1 miles Crewkerne 6.2 (mainline railway station) Taunton M5

**An Attractive and Unique Detached 3 Storey Home in a wonderful Village Location with 2 Reception Rooms, Kitchen/Breakfast Room, 4 Bedrooms, 2 Bathrooms, Double Garage, Store & Utility room. Council Tax Band E**

- Detached 3 storey property built of mellow Cotswold stone
- Fabulous elevated position with privacy and views
- 2 Reception Rooms & Kitchen/Breakfast Room
- 4 Double Bedrooms
- 2 Bathrooms
- Generous Double Garage, Utility/Hobbies Room
- Ample off road parking & turning
- Beautiful established gardens
- Freehold
- Council Tax Band E

**Guide Price £499,500**

## SITUATION

Draytons is located within walking distance of all amenities in Shepton Beauchamp, a popular village within easy reach of A303 and equidistant of Taunton and Yeovil. The village has a wonderful community spirit with excellent day to day facilities including a shop, pub, Church, Primary School, hairdressers and village hall. The nearby Barrington has the wonderful Gastro pub, The Barrington Boar with Barrington Court also within walking distance. South Petherton has a wider range of local artisans and shops together with Ilminster for more extensive shopping, scholastic and a wider range of amenities.

## DESCRIPTION

Draytons is an attractive individually built detached 3 storey home of mellow Cotswold stone elevations under a tiled roof with feature gables front and rear. The property was built in 1992 with generous accommodation throughout and has been wonderfully maintained by the current and original owners. Having the living accommodation above the garaging gives a wonderful elevated outlook offering privacy and allowing natural light to flood in. There is ample parking, turning and extensive garaging with a useful larger than average utility room which would make a fabulous gym or hobbies room. The gardens are a real feature of the property, beautifully maintained with mature shrubs and climbing plants and there is a wonderful terrace for summer entertaining. There are fabulous views from the top of the garden towards the Church and facing West as the sun goes down.

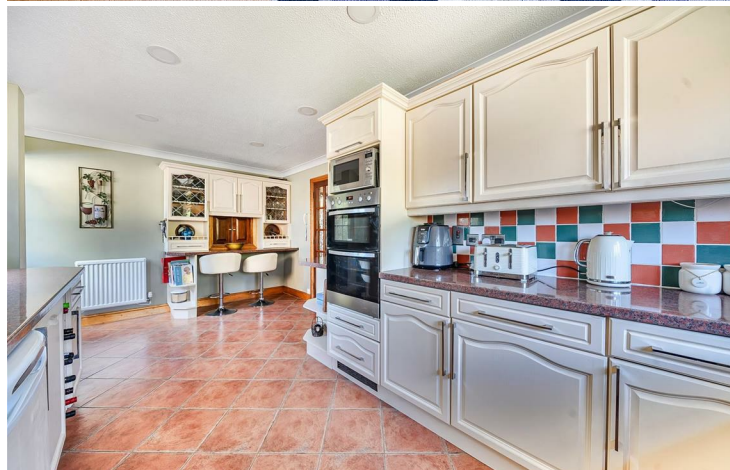
## SERVICES

Mains water, electricity and drainage with oil fired central heating (boiler replaced 4 years ago with the remainder of the 5 year warranty), LPG bottled gas for the fire. Recently replaced oil tank.

Broadband availability : Standard and Superfast (ofcom)

Mobile availability : EE, O2, Three and Vodafone (ofcom)

Flood Risk Status : Very Low Risk (environment agency)



**ACCOMMODATION**

From the gravel driveway steps turn lead up to the front door, covered porch, and a small paved West facing balcony with wrought iron railings. A part glazed entrance door leads into the entrance hall with doors off to the main rooms, under stairs cupboard and stairs to leading to the bedrooms. Refurbished cloakroom with fully tiled walls, wash hand basin and WC. The kitchen/breakfast room is a spacious dual aspect room with a range of cottage style wall and floor units, work surfaces, tiled surrounds, Neff dishwasher, double oven and hob, space for under counter fridge, breakfast bar with hatch to dining room and door to the side of the property. The Sitting Room is a generous L shaped room and a fabulous entertaining space, dual aspect with East West orientation making the most of both the morning and evening sun with sliding doors to either end of the room. The elevated position provides privacy and there is direct access onto the private sun terrace at the rear. Double doors lead to the Dining Room overlooking the rear garden.

Stairs rise to the top floor and the bedrooms with a galleried landing, airing cupboard and access to the insulated loft space. The principle bedroom at the front of the property faces West with plantation shutters, built-in double wardrobes and access to the en-suite shower room with shower cubicle, vanity wash hand basin and WC. Bedroom 2 is a lovely double room, also at the front and benefitting from plantation shutters with bedrooms 3 & 4 at the rear with built-in wardrobes; they are all double bedrooms. The refurbished and fully tiled family bathroom comprises bath, separate shower cubicle, vanity wash hand basin and WC.

On The ground floor there is a superb integral double garage with painted floor, light, power, water and an electric roller door with door to the recently refurbished larger than average utility room with high level window. This room offers potential to create a gym, boot room or study if required. There is plumbing and space for a washing machine & tumble dryer with sink unit, cupboards and tiled splashbacks. Grant oil fired boiler replaced 4 years ago. A step up to a door gives access to a spacious and very useful dry store room running along the back of the property behind the garage.

**OUTSIDE**

The property is approached by an extensive gravel driveway providing excellent off road parking and turning leading to the garage. There is an attractive front garden with rockery, drystone walling and lawned area with mature shrubs and a beech hedge. Outside lighting.

To the rear of the property there is a fabulous paved terrace with built-in brick bbq for entertaining enclosed by attractive brick walling with central feature steps leading up the tiered garden. Gravel pathways lead you around the garden with lawns, established shrub and flower borders and the rear garden is private and fully enclosed by natural hedging and fencing. A wooden arch and pergola feature climbing roses and clematis and a low hedge at the end of the garden has views over the farmland behind. There is a gate but no official access the field behind. From the top of the garden there are views over the roof tops towards the Church and West to watch the sunset. There is access to both sides of the property with a paved path leading down steps with wrought iron railings to the front of the property via a wrought iron gate. Outside lighting.

**DIRECTIONS**

From Seavington St Michael and after 0.5 mile turn right to Shepton Beauchamp. Follow the road over the crossroads into the Village and Draytons will be found on the right hand side identified by our For Sale Board.

**VIEWINGS**

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

**AGENTS NOTE**

In recent times there has been some refurbishment to the garage and adjoining utility following a small flood, in January 2025. This is the first time that this has happened.



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.



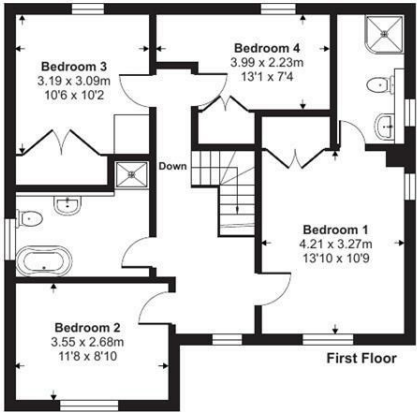
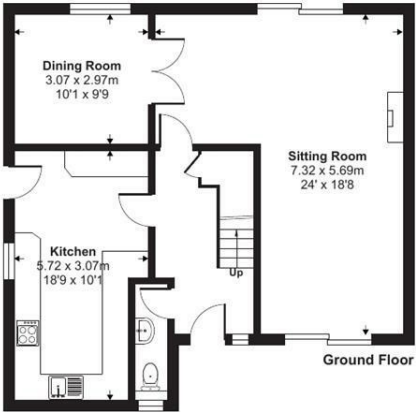
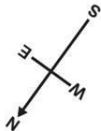
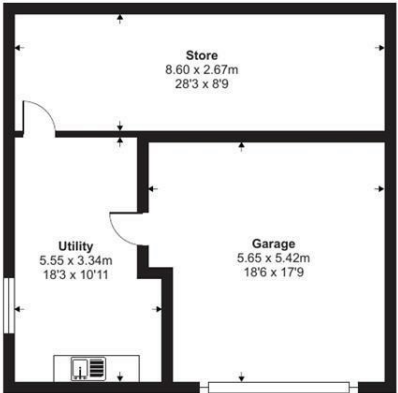
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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BA20 1DZ

yeovil@stags.co.uk

01935 475000

Approximate Area = 1518 sq ft / 141 sq m  
Garage = 769 sq ft / 71.4 sq m  
Total = 2287 sq ft / 212.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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