



Stocks Orchard



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, with potential to upgrade/extend to your individual taste and 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
- Offered with vacant possession and scope to upgrade/extend
- Two reception rooms
- Kitchen/breakfast room with utility
- Three double bedrooms, one en suite and family bathroom
- Sweeping drive, parking and garage
- Office and gym/studio
- Private gardens of 0.62 acres
- Council Tax Band F
- Freehold

Guide Price £675,000

SITUATION

Stocks Orchard is set in the heart of this desirable village, occupying an elevated position with far-reaching views over its gardens and the surrounding countryside. The village itself has a vibrant community and offers amenities including a traditional public house, church and village hall.

The property is surrounded by unspoilt countryside and lies within a mile of Norton Sub Hamdon, where further facilities include a Post Office and village store, primary school, and doctors' surgery. The nearby Ham Hill Country Park provides superb walks across beautiful landscapes, together with another popular public house.

For wider day-to-day needs, Crewkerne is just 4 miles away and offers an excellent range of shopping, recreational and educational facilities, along with a mainline rail service to Exeter and London Waterloo

DESCRIPTION

Stocks Orchard centres on an individually designed and thoughtfully extended three-bedroom detached bungalow, believed to have been constructed in 1988. Built principally of attractive local Hamstone beneath a tiled roof, the property benefits from wooden double-glazed windows throughout and oil-fired central heating. The approach is particularly charming, with a sweeping driveway leading to the bungalow, which sits in an elevated position and enjoys a large sun terrace together with beautiful gardens and grounds.

Additional features include a spacious garage/workshop with adjoining office, a separate gym/studio, and a cellar, providing excellent versatility for a range of uses. In all, the grounds extend to approximately 0.62 acres.



ACCOMMODATION

A glazed front door with side screen opens into the entrance lobby, fitted with bookshelves to one wall and glazed French doors leading through to a welcoming hallway. The hallway features attractive maple flooring, a rear glazed door, a useful store cupboard, adjoining airing cupboard, and loft access via an aluminium ladder. The lounge/dining room enjoys light from three aspects, with patio doors opening onto the sun terrace. A bottled gas living flame fire creates a cosy focal point, complemented by moulded coricing and a sliding glazed door through to the sun room/sitting room. This wonderful additional living space enjoys views from four aspects, including patio doors to the terrace and a glazed door to the front, together with an exposed Hamstone wall, tiled flooring, moulded cornice, and two ceiling fans. The kitchen/breakfast room is well appointed with an excellent range of solid wood wall and floor units, granite worktops with drainer, and a stainless steel sink with mixer tap. Integrated appliances include an electric oven and grill, ceramic hob with stainless steel cooker hood, dishwasher, and fridge. The breakfast area provides space for a table, with two front-facing windows, a light-tube, and tiled flooring. A glazed door leads to the utility room, fitted with matching units, a stainless steel sink with mixer tap, tiled flooring, two windows, and a side door. There is space and plumbing for a washing machine and tumble dryer, along with two built-in Candy fridge/freezers and a Grant oil-fired boiler.

The principal bedroom enjoys delightful dual-aspect views and includes a ceiling fan. Its en suite bathroom features a Jacuzzi-style bath with shower attachment, low-level WC, vanity unit with inset wash basin, and part-tiled walls. Bedroom two overlooks the front terrace and gardens, while bedroom three benefits from a side window and two built-in wardrobes with shelving. The family shower room is fitted with a shower cubicle, concealed WC, vanity unit with inset basin, and tiled flooring.

OUTSIDE

Approached from a quiet village lane, a sweeping driveway with an initial gravelled parking area leads down to the bungalow, bounded by low stone walls. The setting is enhanced by delightful terraced gardens, with winding pathways and a fine collection of exotic and ornamental planting including fan palms, tree ferns, pencil cypress and cordyline. There is ample parking and turning space, together with a concealed oil tank and access to the detached garage, built of Hamstone beneath a tiled roof. The garage is fitted with power, light, a side window, and an up-and-over door, and adjoins a home office, also supplied with power and light, featuring pine-clad walls and ceiling.

From the side of the property, steps lead to a lower level where a versatile gym/studio is found, glazed on two sides and again connected with power and light, together with an adjoining cellar beneath the home office.

To the rear, a superb south-facing sun terrace offers an ideal space for outdoor entertaining, enclosed by wrought iron railings and equipped with external lighting. Steps descend to a lawned garden, beautifully landscaped with a wide variety of trees and shrubs, interspersed with statues and garden sculptures. To the south-east, a raised decking area and useful garden shed provide additional outside space, with steps leading down to a further lawned garden bordered by mature trees and shrubs, through which a pathway meanders.

In all, the gardens and grounds extend to approximately 0.62 acres, creating a wonderfully private and tranquil setting.

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)

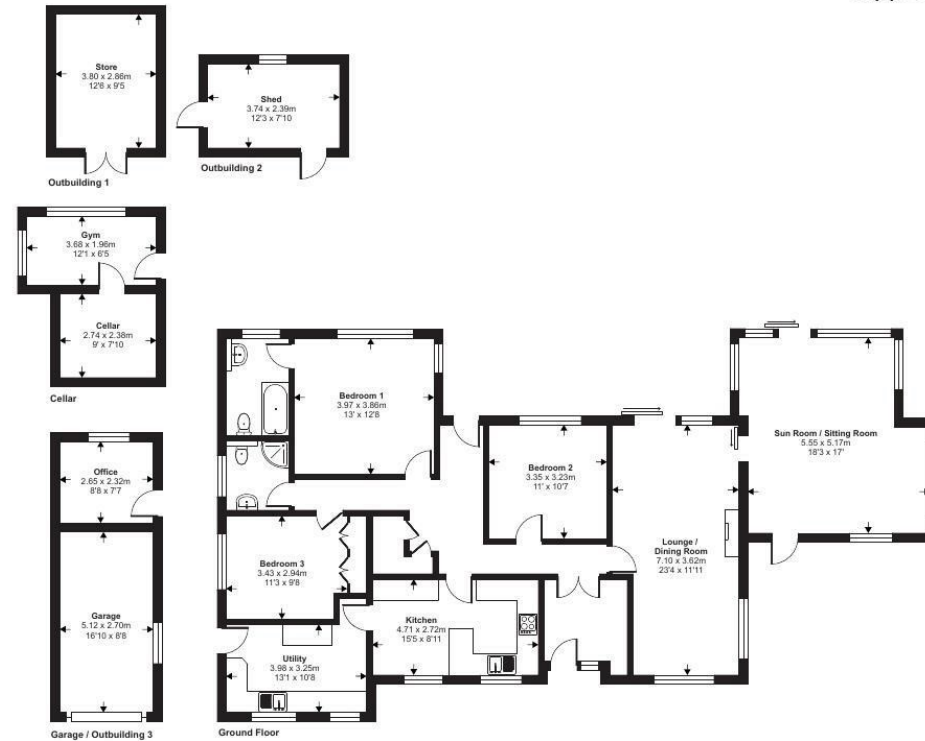
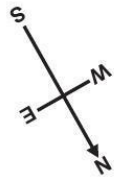
VIEWINGS

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.

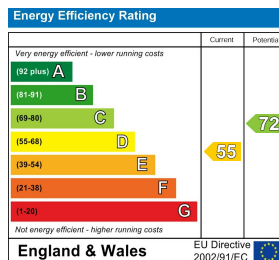




Approximate Area = 1752 sq ft / 162.7 sq m
 Garage = 146 sq ft / 13.5 sq m
 Outbuildings = 279 sq ft / 26 sq m
 Total = 2177 sq ft / 202.2 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1243160

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