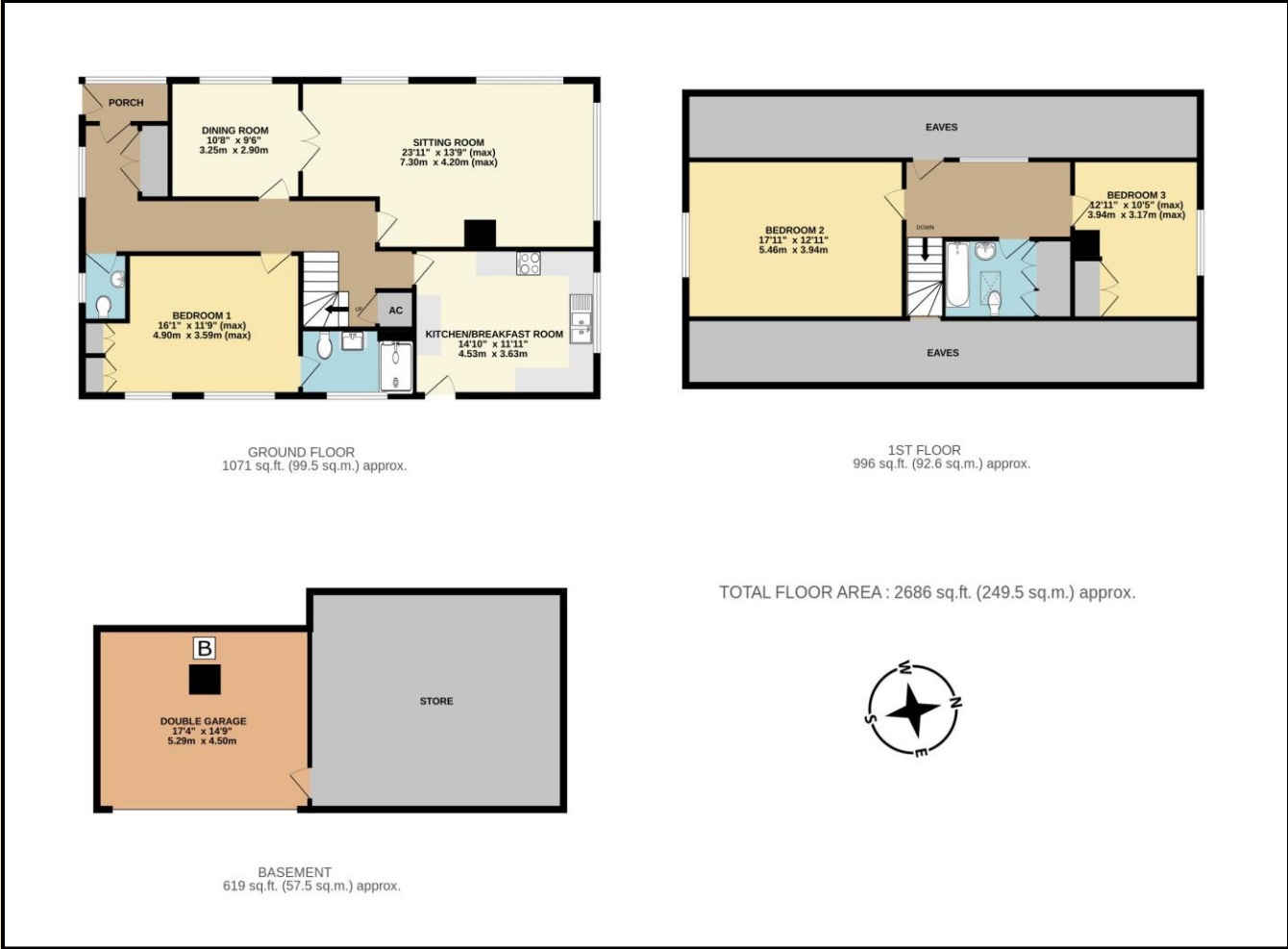




Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: Band E (51)

Services: Mains Electric. Oil Fired Heating. Private Water Supply. Private septic Tank for Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale



Guide Price: £675,000

**Beech Springs, Higher Chillington, Nr Ilminster ,
Somerset TA19 0PT**

Independent Sales, Lettings and Property Management Agents
Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT
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Tarr Residential

Beech Springs, Higher Chillington, Nr Ilminster, Somerset TA19 0PT

Guide Price: £675,000

- **Detached 3 Double Bedroom Bungalow**
- **Superb Panoramic Countryside Views**
- **Set within Good Size Mature Gardens**
- **Highly Desirable Hamlet Location**
- **23ft Sitting Room & Separate Dining Room**
- **Modern Fitted Kitchen/Breakfast Room**
- **Cloakroom, En-Suite to Master Bedroom, White Suite First Floor Bathroom**
- **Double Glazing & Oil Fired Heating**
- **Double Garage & Off Road Parking for Multiple Vehicles**



Set in a simply stunning location with panoramic far reaching countryside views towards the Blackdown and Quantock Hills is this detached 3 double bedroom chalet bungalow with double garage, off road parking for a good number of vehicles and superb well stocked mature gardens with seating areas to enjoy the views. All situated in the sought-after hamlet location of Higher Chillington. The property comprises; entrance porch, spacious inner hall, cloakroom, 23ft sitting room with stunning picture window, separate dining room, modern fitted kitchen/breakfast room, updated en-suite shower room to the ground floor master bedroom and a first floor white suite bathroom. Further benefits from double glazing and oil fired heating.



Approach

Approached from the quiet lane to double electric gates giving access to the sweeping driveway leading to the double garage. Steps rise with wrought iron railings to the uPVC part double glazed door opening to:

Entrance Porch: 7' 9" x 3' 6" (2.37m x 1.07m)

With a double glazed window to the front aspect, tiled floor and a solid wood door opening to:

Inner Hall

A spacious hall with a double glazed window to the side aspect, stairs rising to the first floor and a built-in storage cupboard. Further built-in cupboard housing the hot water cylinder tank and immersion heater. Single panel radiator, smoke detector and a coved ceiling.

Cloakroom: 5' 4" x 3' 7" (1.62m x 1.09m)

Fitted with a white two piece suite comprising; low level WC and a pedestal wash hand basin with taps and tiled splash back over. Obscure double glazed window to the side aspect, single panel radiator, recessed ceiling spotlights and coving.

Sitting Room: 23' 11" x 13' 9" (7.30m x 4.20m) (max)

Superb far reaching panoramic views from the large double glazed picture window to the side aspect and two further double glazed windows to the front. Feature exposed stone wall, two double panel radiators, TV point, four wall light points and a coved ceiling. Glazed double opening doors to:

Dining Room: 10' 8" x 9' 6" (3.25m x 2.90m)

Double glazed window to the front aspect with superb countryside views, single panel radiator and a coved ceiling.

Kitchen/Breakfast Room: 14' 10" x 11' 11" (4.53m x 3.63m)

Fitted with a modern range of 'shaker' style wall and base units, square edge worktops over and all complemented by tiled splash backs. Inset double bowl with drainer and mixer tap over. Space for an electric cooker with an concealed extractor over. Space and plumbing for both a dishwasher and washing machine, spaces for an upright fridge and separate freezer. Double glazed windows to the side and rear aspects, double panel radiator, recessed ceiling spotlights, coving and a uPVC part double glazed door opening to outside.

Bedroom 1: 16' 1" x 11' 9" (4.90m x 3.59m) (max)

Two double glazed windows to the rear aspect, two single panel radiators, built-in wardrobe and a coved ceiling. Door to:

En-Suite Shower Room: 9' 4" x 5' 5" (2.84m x 1.66m)

Fitted with a modern white three piece suite comprising; walk-in cubicle with a glass screen and thermostatic shower over. Wall mounted vanity unit with an inset wash hand basin over. Low level WC with a concealed cistern. Obscure double glazed window to the rear aspect, tiled walls and flooring and a chrome ladder style heated towel rail.

First Floor Landing

A good size landing with a double glazed window to the front aspect, recessed ceiling spotlights and access doors to the eaves.

Bedroom 2: 17' 11" x 12' 11" (5.46m x 3.94m)

Double glazed to the side aspect with excellent countryside views, double panel radiator and two wall light points.

Bedroom 3: 12' 11" x 10' 5" (3.94m x 3.17m) (max)

Double glazed to the side aspect with far reaching countryside views, single panel radiator and a built-in double wardrobe.

Bathroom: 7' 7" x 6' 9" (2.32m x 2.07m)

Fitted with a modern white three piece suite comprising; panel bath with a bi-folding glass screen, taps and a wall mounted Bristan electric shower over. Pedestal wash hand basin with taps over. Low level WC. Skylight window to the rear aspect, tiled walls, ladder style heated towel rail, extractor and recessed ceiling spotlights. Good size built-in storage cupboard.

Outside

The property is situated in an elevated position within the hamlet of Higher Chillington within mature grounds and enjoying the most superb far-reaching panoramic countryside views towards the Blackdown and Quantock hills.

Twin electric timber gates give access to the sweeping driveway leading to the double garage and also provides off road parking for multiple vehicles. Steps rise with wrought iron railings to the entrance porch.

The garden is predominantly laid to well maintained lawns to the front and side with beds and borders filled with an excellent variety of established beech trees, shrubs, apple trees and plants. A good size paved patio is at the front aspect and enjoys superb views. A pedestrian gate from the lane opens to a path leading to the kitchen door and beds and borders are well stocked with low plants and flowers. Feature water well providing the private water supply. The oil storage tank is concealed to one corner of the garden at the rear aspect. Outside water tap. All enclosed by mature hedgerows.