



DERBYSHIRE'S
— *Village and Country* —

51 Castle Street, Stoke-Sub-Hamdon,
TA14 6RF

A wonderful family home, set in the popular village of Stoke-Sub-Hamdon, with excellent views to the front and rear. The house comprises: Entrance hall, WC, open plan living/kitchen/dining room, sitting room, study, utility, 5 double bedrooms, 2 bathrooms, playroom, 2 loft rooms (currently used as an office and a gym), front and rear gardens and private gated driveway with ample parking.

Situated at the foot of Ham Hill Country Park, Stoke-Sub-Hamdon is a thriving village with a range of useful local amenities. A Village Store, Primary School, Doctors' Surgery, Vets, coffee shop, and pubs are all on offer. Yeovil (3 miles) offers a wider range of shopping, dining and leisure facilities. Ham Hill Country Park has superb walks, a popular public house and the most stunning views across Somerset and beyond.



- STUNNING FAMILY HOME
- FLEXIBLE LAYOUT
- OPEN PLAN LIVING/KITCHEN/DINING ROOM
- SITTING ROOM
- UTILITY AND WC
- 5 BEDROOMS
- 2 BATHROOMS
- PLAYROOM AND 2 LOFT ROOMS
- FRONT AND REAR GARDENS WITH SUPERB VIEWS
- GATED DRIVEWAY WITH AMPLE PARKING

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

51 Castle Street, Stoke-Sub-Hamdon, TA14 6RF
Offers In Excess Of £699,950



SITUATION

Situated at the foot of Ham Hill Country Park this spacious family home enjoys countryside views, both to the front and rear, but is within easy walking distance of all the amenities the village has to offer.

TO THE FRONT

A 5 bar gate leads off the lane and onto the private driveway and parking. The front garden is often used by the current owners and gets the best of the morning sun. A great spot to have a Coffee first thing and enjoy the views over the Country Park.

ENTRANCE HALL

Door to the front, stairs to the 1st floor landing, 1 x radiator.

WC

Window to the front, WC, basin, 1 x radiator.

STUDY

9'2" x 9'0" (2.8m x 2.75m)

Window to the front, telephone point, 1 x radiator.

KITCHEN/LIVING/DINING ROOM

29'2" (max) x 27'6" (max) (8.9m (max) x 8.4m (max))

A wonderful space for the whole family to enjoy, or for entertaining en masse. Windows to the front and rear, sliding doors and French doors to the rear. The modern fitted kitchen has an extensive range of wall and base mounted storage units, integral dishwasher and gas hob, space for an American style fridge/freezer, 1 1/2 bow sink with drainer and mixer tap, Rangemaster oven with stainless steel hood over, kitchen island with breakfast bar and further storage units. The living and dining space has a central fireplace with wood burning stove, TV point and loads of space for a good sized dining table. 3 radiators in total.

SITTING ROOM

16'11" x 16'6" (5.16m x 5.03m)

A cosy sitting room with 2 windows to the front, TV point and 2 x radiators.

UTILITY

11'10" x 8'6" (3.62m x 2.61m)

Window to the rear, a good selection of wall and base storage units, space and plumbing for a washing machine and tumble dryer, boiler housing the gas fired central heating system.

1ST FLOOR LANDING

Airing cupboard with hot water tank.

BEDROOM 1

23'9" x 16'9" (7.25m x 5.12m)

A lovely light room with windows to the front and rear, ample eaves storage, hatch to the loft space, 1 x radiator.

ENSUITE

Fully tiled room with shower cubicle, WC, vanity unit with basin, heated towel rail.

BEDROOM 2

11'9" x 9'11" (3.59m x 3.04m)

Window to the front, built in wardrobe, eaves storage, hidden passage to bedroom 3, 1 x radiator.

BEDROOM 3

10'5" x 6'11" (3.19m x 2.13m)

Window to the rear, built in wardrobe, further storage, 1 x radiator.

BEDROOM 4

12'2" x 9'3" (3.73m x 2.84m)

Window to the front, eaves storage, 1 x radiator.

BEDROOM 5

10'5" x 9'10" (3.18m x 3.02m)

Window to the rear, 1 x radiator.

BATHROOM

Window to the front, shower cubicle, jacuzzi bath, pedestal basin, WC, heated towel rail.

PLAY ROOM

5'1" x 4'11" (1.55m x 1.52m)

Window to the rear, stairs to 2nd floor.

LOFT ROOM 1 (GYM)

13'0" x 12'0" (3.97m x 3.67m)

Skylight to rear, built in cupboard, eaves storage, 1 x radiator.

LOFT ROOM 2 (OFFICE)

12'7" x 12'0" (3.84m x 3.67m)

Skylight to the rear, eaves storage, 1 x radiator.

REAR GARDEN

The rear garden backs onto open countryside and fantastic far reaching views. A great space for entertaining in the summer with French doors into the open plan living area. A paved patio and Pergola provides good sized sitting/Al fresco dining space. A raised deck area has a built in bar with outside sink. There is also a gas bbq and pizza oven which are available by separate negotiation. A gated path to the side provides access through to the front and also storage space.

LOCAL AUTHORITY

Somerset Council - Band G.

SERVICES

Mains gas, water, electricity and drainage are connected to the property.



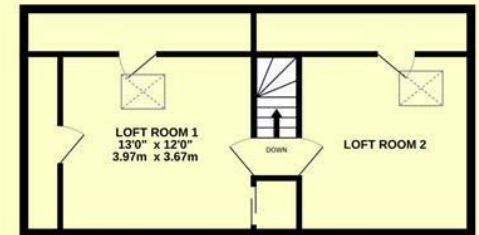
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2684 sq.ft. (249.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions -
Upon entering the village from the A303 direction, continue along West Street onto the High Street. Go past the shops and public house and take the left turn onto Bonnie's Lane and then turn right onto Castle Street. The house can then be found on the left hand side opposite the open fields to the right.





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