



Property Location

Aldon House and Estate is located just to the south of the bustling South Somerset market town of Yeovil with its many amenities including shopping centre, supermarkets, cinema, theatre and district hospital. Aldon however is peacefully rural, surrounded by rolling countryside and farmland – a dog walker's paradise!

4 Aldon House, Aldon, Yeovil, Somerset, BA20 2RH

Approximate Gross Internal Area = 263.5 sq m / 2836 sq ft
 Cellar = 39.5 sq m / 425 sq ft
 Total = 303 sq m / 3261 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1085669)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Aldon, Yeovil

Asking Price of £700,000

4 Aldon House
Yeovil
BA20 2RH

Key features:

- Rural Estate Location
- Dog Walkers Paradise!
- Close to Prestigious Schools
- Mainline Railway Station to London in 2.5 Hours
- 6 Bedrooms, 2 En Suite
- Two Additional Bathrooms
- Period Features Throughout
- Private and Communal Gardens



Why you'll like it

Simply stunning and rare opportunity to purchase this 6-bedroom, 4-bathroom home, which forms part of the historic, Grade II listed Aldon House, located a stone's throw away from the South Somerset market town of Yeovil and just 15 minutes' drive to Sherborne with its prestigious schools and abbey. Set in the beautiful rolling landscape of the Aldon Estate, 4 Aldon House is exquisitely situated and internally benefits from a myriad of period features, copious space and versatility as a family home.

ENTRANCE HALL The front door to number 4 is approached from the gravel turning circle at the front of the main house.

A large wooden door opens into the ground floor entrance hallway, with high ceilings and wooden floorboards.

Plenty of light is provided by a window above the front door.

Doors lead to the ground floor rooms. Radiator and neutral decor.

KITCHEN 13' 5" x 9' 2" (4.1m x 2.8m) Well-appointed kitchen with two large arched sash windows to the front and plenty of space for a small casual dining table. Fitted units with a black marble work surface provide plenty of storage and surface space. Cream tiled flooring and neutral decor.

Range cooker with extractor hood above, integrated fridge-freezer and spaces for both dishwasher and washing machine.

Large larder under-stair cupboard. Ceiling spot lights and radiator.

DINING ROOM 16' 8" x 11' 5" (5.1m x 3.5m) Reception room to the front of the house, with three sash windows with wooden shutters.

Moulded high ceiling and coving in addition to a beautiful period fireplace with dog-pattern ceramic tiling. Fitted picture rail and book shelves.

Neutral carpet and decor, two radiators.

SITTING ROOM 33' 1" x 24' 7" (10.10m x 7.5m) Very large sitting room at the rear of the house, with three windows and door providing huge amounts of light and access to the rear gardens and stunning views.

Wooden panelling to mid-height and large fireplace with black surround and mantelpiece. Three fitted cupboards and arched shelving. Moulded ceiling, neutral carpet and decor. Three radiators.

CLOAKROOM Ground floor WC with yellow decor and tiled flooring. White toilet and pedestal basin. Extractor fan.

STAIRS AND LANDING Cream carpeted stairs rise to the first floor landing, with a second set rising again to the second floor above. Neutral decor.

Small loft hatch giving void access from the first floor in addition to sky light above the landing outside bedroom 2 ensuring continuity of light and space around the property.

Large airing cupboard housing the Worcester gas boiler, hot water tank and associated plumbing.

MASTER BEDROOM 20' 11" x 18' 6" (6.4m x 5.65m) Large master bedroom with dual aspect windows looking out to the rear. Neutral carpet and decor.

Raised area with feature fireplace. Radiator and door to en suite bathroom.

EN SUITE With shower enclosure and white suite of bath, toilet and pedestal basin. Wood-effect vinyl flooring and cream tiling. Chrome heated towel rail and extractor fan.

BEDROOM TWO 15' 5" x 13' 1" (4.7m x 4m) Double bedroom with rear aspect window. Pale blue walls and neutral carpet. Radiator and door to en suite shower room.

EN SUITE With shower cubicle, white toilet and pedestal basin. White decor and tiling. Chrome heated towel rail and extractor fan.

BEDROOM THREE 16' 8" x 13' 1" (5.1m x 4m) Large double bedroom with two windows to the front and side.

Cream carpet and pale purple walls. Feature fireplace and radiator.

BEDROOM FOUR 9' 10" x 6' 6" (3m x 2m) Single bedroom with front aspect arched window. Neutral carpet and decor. Radiator.

BATHROOM First floor bathroom with shower cubicle, white pedestal basin and toilet. Arched window to the front. Vinyl flooring and white walls. Extractor fan and chrome heated towel rail.

BEDROOM FIVE 12' 7" x 11' 1" (3.85m x 3.4m) Double bedroom with two windows to the side. Yellow walls and neutral carpet. Radiator.

BEDROOM SIX 13' 5" x 10' 9" (4.1m x 3.3m) Double bedroom with window to the side. Reduced head room to eaves. Opening into dressing room / storage area also within the eaves. Radiators in bedroom and storage area. Neutral carpet and decor.



BATHROOM Second floor bathroom shared by beds 5 and 6. Reduced head height in eaves. Bath and fitted unit with sink and cupboard. Cream tiling and wood-effect vinyl flooring. Extractor fan and chrome heated towel rail.

CELLAR 17' 0" x 13' 5" (5.2m x 4.1m) Large cellar beneath the property with external stairs leading down from the side of the house. Useful storage space. Electric lighting. N.b. that the neighbouring house has right of access through number 4's cellar to reach their cellar area.

OUTSIDE One of the main benefits of living at Aldon House is exclusive access to the grounds surrounding the house, as communal gardens, including extensive lawns, tennis court, long driveway (from Dorchester Road) and mature woodland.

There is a £125pcm grounds maintenance charge. Number 4 benefits from an allocated carport and additional resident parking space. There is plenty of visitor parking to the side of the driveway approaching the house.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-28)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

