



FOR SALE

Hinton Close, Hinton St. George, TA17 8SH

£750,000



ORCHARDS
ESTATES

Presented in exceptional condition throughout, this beautifully renovated four-bedroom detached residence occupies a privileged position at the end of a peaceful cul-de-sac in the highly sought-after village of Hinton St George. Thoughtfully upgraded and meticulously maintained by the current owners, the property seamlessly combines elegant contemporary living with the warmth and character of a family home. Approached via a generous driveway providing ample off-road parking, the property is complemented by a substantial double garage and immediately impresses with its attractive presentation. Upon entering, a spacious porch leads into a welcoming entrance hall, complete with a cloakroom and useful understairs storage. At the heart of the home lies a stunning open-plan kitchen and dining room, flooded with natural light and designed for both everyday family life and entertaining. Beautiful work surfaces are paired with an extensive range of wall and base units, whilst a striking Rangemaster cooker, large ceramic sink, integrated dishwasher, and breakfast bar create a practical yet stylish space. Adjoining the kitchen is a delightful additional reception area, enjoying lovely views over the rear garden, alongside a well-appointed utility room and separate boot room. The principal living room is a superb space, offering both comfort and sophistication. A charming wood-burning stove creates a cosy focal point, while bi-fold doors open seamlessly into a further reception room that truly captures the essence of this remarkable home. From here, breathtaking far-reaching views stretch across the Somerset countryside, providing an ever-changing backdrop throughout the seasons. The first floor offers four well-proportioned bedrooms, including three generous doubles and a spacious single bedroom. The principal suite enjoys attractive garden views, fitted storage, and a luxurious en-suite bathroom featuring a freestanding roll-top bath, separate shower enclosure, WC, and twin wash basins. Bedrooms two and three also benefit from built-in storage, while the family bathroom is beautifully appointed with a bath and shower over, WC, wash hand basin, and heated towel rail. Outside, the gardens have been thoughtfully landscaped and are predominantly laid to lawn, providing an idyllic setting for families and keen gardeners alike. A separate enclosed south-facing patio offers the perfect space for outdoor dining and relaxation, enjoying sunshine throughout the day. The spectacular countryside views and tranquil surroundings must be experienced firsthand to be fully appreciated. Further enhancing the property's appeal is the large double garage, which incorporates an additional room to the rear, ideally suited as a home office, studio, gym, or hobby space. This is an outstanding village home that effortlessly blends style, space, and practicality, offering a rare opportunity to acquire a beautifully presented property in one of Somerset's most desirable locations. Viewing is highly recommended to appreciate the quality, setting, and lifestyle on offer.





01460 477977 or 01935 277977 www.orchardsestates.com
Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR



Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Approach

The property can be found as you enter Hinton Close, to the back of the cul-de-sac.

Ground Floor

Upon entering the property, you are welcomed by an inviting porch which leads into a spacious entrance hall, complete with a cloakroom and useful understairs storage. To the left, the heart of the home unfolds into an impressive open-plan kitchen and dining area, perfectly positioned to enjoy picturesque views across the rear garden. Beautifully appointed, the kitchen features quality worktops, a striking Rangemaster cooker with hob, a ceramic Belfast-style sink, and an extensive range of wall and base units, providing both style and practicality. A stylish breakfast bar creates an ideal space for casual dining and entertaining. Adjacent to the kitchen is a versatile reception room, flooded with natural light through large windows, making it perfectly suited as a home office, family room, or additional bedroom. Continuing through the property, the utility room offers plumbing for a washing machine and a fitted sink, leading seamlessly into the practical boot room. From here, a rear access door opens onto a private patio terrace, a wonderfully secluded spot that enjoys sunshine throughout the day. To the right-hand side of the entrance hall, a generously proportioned living room provides a warm and welcoming retreat. Centred around a charming wood-burning stove and enhanced by large windows that bathe the room in natural light, this inviting space flows effortlessly through bi-fold doors into a second reception room. Boasting expansive glazing and breathtaking views across the Somerset Levels, this stunning room also provides direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

First Floor

The staircase rises to a spacious first-floor landing, providing access to four well-proportioned bedrooms and the family bathroom. The principal bedroom is an impressive retreat, benefiting from two built-in wardrobes, a well-appointed en-suite bathroom, and delightful views across the surrounding countryside to the rear. The en-

suite is fitted with a bath, separate shower cubicle, WC, and dual wash basins, creating a luxurious and practical space. The second bedroom also enjoys the same far-reaching rear views and offers generous accommodation. Bedroom three is a comfortable front-facing double room and benefits from a useful built-in storage cupboard, while the fourth bedroom provides a versatile space that would work equally well as a single bedroom, nursery, or home office. Completing the first floor is the family bathroom, fitted with a panelled bath with shower over, wash basin, WC, and a heated towel rail, all finished in a clean and contemporary style.

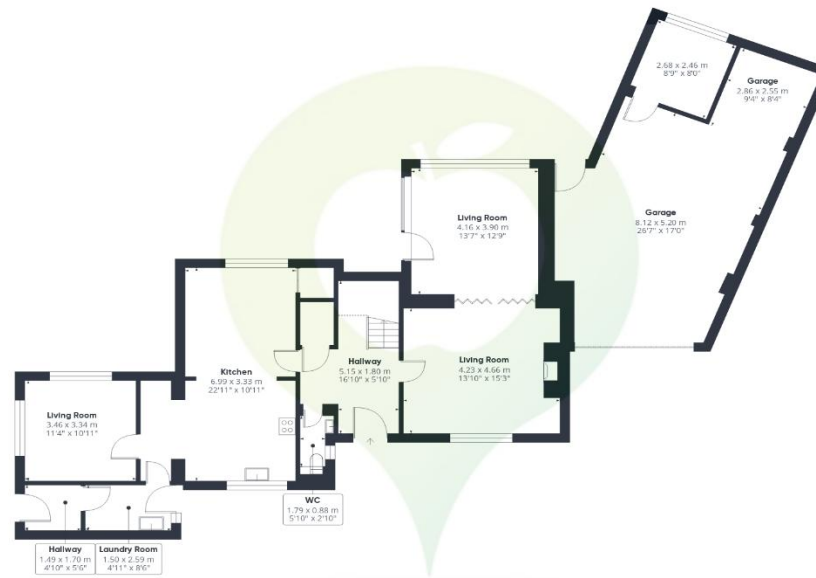
External

To the front, the property enjoys a well-maintained and easily manageable garden, complemented by off-road parking for two vehicles and a substantial garage. The garage is equipped with an electric up-and-over door, power, and lighting, and further benefits from an additional room to the rear, presenting excellent potential for conversion into a home office, gym, studio, or other versatile living space, subject to any necessary consents. The rear garden is a particular highlight of the property, enjoying breathtaking panoramic views across the Somerset Levels. Predominantly laid to lawn, the garden provides an attractive and peaceful outdoor setting, with a private pathway leading around the grounds to a secluded seating area, perfectly positioned to take full advantage of the stunning surroundings and spectacular sunsets.

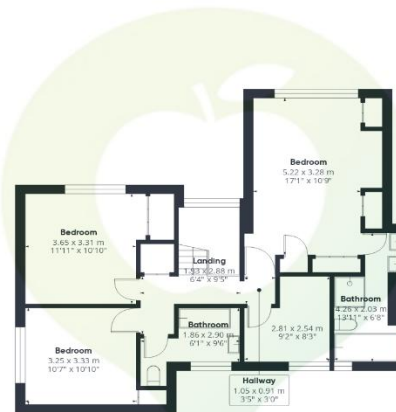
Material Information

- Freehold
- Council Tax Band - D
- EPC - E
- Mains Drainage, Water, Gas and Electric
- Boiler - We are reliably informed by the vendors that it has been serviced in 2026.
- Loft - With loft ladder.
- Off Road Parking with Large Garage
- Flood Zone 1 - Low Flood Risk (Gov.uk)
- Broadband - Superfast 80Mbps available (Ofcom Broadband Checker)





Floor 1



Floor 2



Approximate total area⁽¹⁾

222 m²
2391 ft²

Reduced headroom

2.6 m²
28 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



01460 477977 or 01935 277977

www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.