



Symonds
& Sampson

Chy-An-Bre

Cat Street, Chiselborough, Stoke-Sub-Hamdon, Somerset

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Cat Street
Chiselborough
Stoke-Sub-Hamdon
Somerset
TA14 6TT



- Beautiful Detached Home
 - 0.4 Acre Grounds
- Adjoining Open Fields
- Substantial Sitting Room
- Desirable Village Location
 - Double Garage
- Fantastic Mature Garden
- Generous Sun Lounge

Guide Price **£695,000**

Freehold

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THE DWELLING

A beautifully presented property, which has been updated by the current vendors with works including tiling of the sun lounge roof, two new bathrooms and a boiler, with the house also benefiting from UPVC double glazing, oil central heating and coved ceilings.

This property, which has magnificent mature lawned gardens and views over open fields, must be seen to be appreciated.

ACCOMMODATION

A porch has a UPVC double-glazed entrance door leading to the reception hall, which has a staircase rising to the first floor, floor tiling and a cloakroom with a white suite and wall tiling.

The sitting room is a very good size, with a feature woodburner with a hamstone surround, and enjoys an outlook over the front of the property, Upvc double-glazed patio doors lead to the sun lounge at the rear and in keeping with the rest of the house, this is a very good size of upvc double-glazed construction on a stone base and having both French and single doors to the rear and an attractive pitched roof with two velux windows. This room has superb views over the south-facing rear garden.

The kitchen/dining room is triple aspect, having a comprehensive range of units with white timber effect worktops and attractive timber doors. Fitted appliances include a four-ring hob, stainless steel/glass cooker hood, a dishwasher and a refrigerator.

There is a good range of base units with drawers and cupboards under and wall cupboards, whilst off here lies the utility room with a door to the sun lounge and both floor and wall tiling.

On the first floor is a galleried landing having a hatch and ladder to the part boarded roof space with light and power connected and an airing cupboard, whilst there are four good-sized bedrooms all having fitted wardrobes with a fully tiled en suite to the master.

Finally, on the first floor, there is a shower room with a contemporary suite with a corner shower cubicle and both floor and wall tiling.





OUTSIDE

At the front of the property is an area of lawn, a gravel border, hedging, and parking for circa 4-5 vehicles, which leads to a double garage with an up-and-over door and a personal door.

Whilst this property is beautiful, there is no doubt that the large gardens to the rear are the absolute selling feature! They comprise very good-sized lawned areas, patios, vegetable plots, a number of mature trees and fruit trees, and a trellis. The gardens back onto open farmland, and they must be seen to be truly appreciated.

Please note that the hot tub is available to buy via separate negotiation.

SITUATION

The property is situated in the pretty village of Chiselborough, which consists mainly of period stone houses. Local amenities can be found at nearby Norton-sub-Hamdon, Stoke-sub-Hamdon, or Crewkerne, which also has a mainline station to London (Waterloo). Yeovil and Taunton are the commercial centres for the area, with excellent shopping and leisure facilities. The A303 trunk road provides access to the M5 and, via the M3, to London.

The area is also well served by independent schools at Perrott Hill, Sherborne, Millfield, Hazlegrove, Port Regis, and Leweston. Sporting facilities include horse racing at Wincanton, Exeter, and Taunton, golf at Sherborne, Bridport, and Windwhistle, local shoots

and hunting, coarse fishing, and water sports on the Dorset coastline.

DIRECTIONS

What 3 words: ///congested.channel.stop

SERVICES

Mains water, electric and drainage. Oil central heating.

MATERIAL INFORMATION

Council Tax Band: F

Flood Risk: Very Low

Low risk of surface water flooding.



Cat Street, Chiselborough, Stoke-Sub-Hamdon

Approximate Area = 1798 sq ft / 167 sq m

Garage = 251 sq ft / 23.3 sq m

Total = 2049 sq ft / 190.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Property energy efficiency (lower ranking code)			
100	A	71	
90	B		
80	C		
70	D		
60	E		
50	F		
40	G		
Minimum energy efficient rating			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Symonds & Sampson. REF: 1476822



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