



Sutton Place

Langport Road, Long Sutton, TA10 9NQ

George James PROPERTIES

EST. 2014

Sutton Place

Langport Road, Long Sutton, TA10 9NQ

Guide Price - £582,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

Sutton Place is a substantial detached family home offering comfortable, well presented and spacious accommodation. The current owners have created a superb, bright open plan kitchen by opening up and incorporating the dining room and breakfast area. To the first floor there are four large double bedrooms, bathroom and shower room. The house occupies a large plot of approximately a quarter of an acre with an attractive lawned garden backing on to an orchard. What was the double garage is now a large storage area with the rear portion converted into a utility room.

Amenities

Long Sutton is a popular South Somerset village, which lies approximately 3 miles South East of Langport and mostly consists of individual properties. Facilities include the village hall, church and the well patronised Long Sutton Golf Club (less than 1 mile distant). The Devonshire Arms is a popular pub/hotel and there are numerous walks to be had along the river and across the moors. The villiage provides a general store with Post Office and a much respected Primary School that has a Breakfast Club, plus an After School Club for pupils.

Services

Mains water, drainage, gas and electricity are all connected. Council tax band E. Gas fired central heating to radiators.

Entrance Porch and Hall

With window to either side, oak flooring and glazed double doors to the entrance hall. With stairs leading to the first floor with open downstairs area, oak floor and radiator.

Sitting Room 22' 0" x 12' 10" (6.70m x 3.90m)

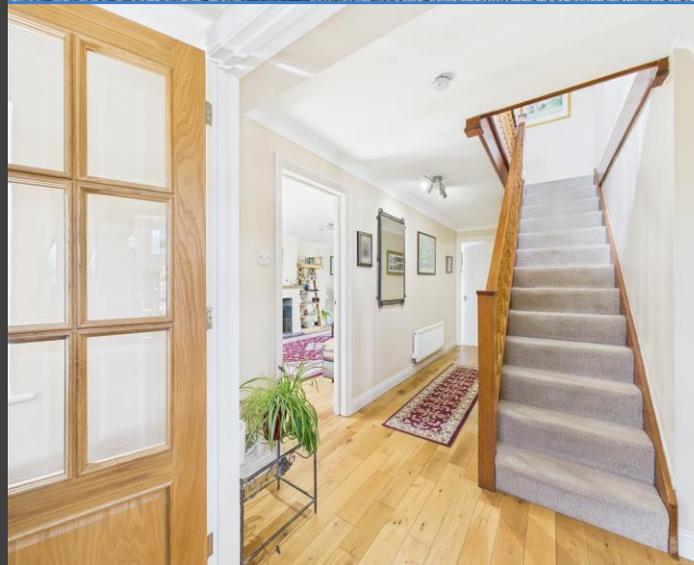
With window to the front and patio doors to the rear garden. Two radiators and fireplace housing a cast iron wood burning stove. Oak flooring.

WC

With window to the rear, low level WC and wash hand basin.

Kitchen/Dining Area 22' 0" x 13' 1" (6.70m x 4.00m)

With window to the front and rear. The kitchen and dining areas are divided by a peninsular unit, the kitchen has a range of base units with granite work surfaces, built in dishwasher and range cooker with induction hob and large extractor hood over. Space for 'American' style fridge freezer with water supply, one and a half bowl sink unit with mixer tap. The kitchen opens to the breakfast room.



Breakfast Room 9' 5" x 5' 9" (2.88m x 1.75m)
With window to the rear, large pantry cupboard.

Rear Hall
With door to the rear garden.

Utility Room 10' 10" x 5' 8" (3.31m x 1.73m)
With window to the rear, double drainer sink unit and space/plumbing for washing machine and tumble dryer. Wall mounted gas fired boiler providing hot water and central heating. Radiator.

Storage Room 15' 1" x 10' 4" (4.61m x 3.16m)
This area was formerly the double garage with up and over garage door, power and light connected. Although no longer a full double garage this space offers ideal storage.

Landing
Gallery landing with window to the front and built in airing cupboard. Access to loft space and radiator.

Shower Room
Shower cubicle with mains shower. Heated ladder towel rail.

Bathroom
With window to the rear, panelled bath with shower attachment, vanity unit with low level WC and wash hand basin. Heated ladder towel rail.

Bedroom 1 16' 5" x 10' 11" (5.00m x 3.32m)
With window to the front and radiator.

Bedroom 2 13' 1" x 11' 2" (3.98m x 3.40m)
With window to the front and radiator.

Bedroom 3 12' 9" x 10' 9" (3.88m x 3.27m)
With window to the rear and radiator.

Bedroom 4 10' 11" x 10' 10" (3.34m x 3.30m)
With window to the rear and radiator.

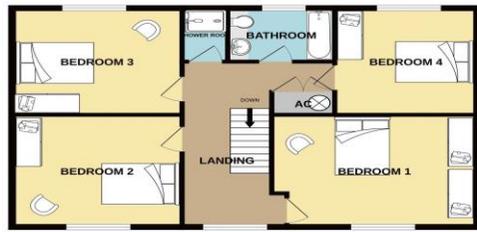
Outside
The house is approached via a vehicular entrance to a large gravel parking/turning area with lawned front garden and side gate and path leading to the rear garden. To the rear of the house is a large patio area. The main garden is lawned with various mature trees and shrubs, greenhouse, raised pond and pergola leading to a screened secluded seating area. To the side of the house is a useful storage area with two garden sheds.



GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



1ST FLOOR
778 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 1819 sq.ft. (169.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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