



Eaves
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Mallards

Gas Lane, Hinton St George, TA17 8RX

GUIDE PRICE: £825,000

A light and airy bungalow in the heart of Hinton St George, backing onto the unspoilt countryside of Hinton Park. Set within a good-sized private plot, the bungalow is centred around a generous open-plan living space, designed to make the most of the wonderful views.

TENURE — FREEHOLD



Overview

A fantastic bungalow in the heart of Hinton St George that offers a wide entrance hall, open plan kitchen/dining/living room, a second reception room, utility, three bedrooms and two bathrooms. Outside, there are private front and rear gardens, a garage and driveway with ample parking.



Key Features

- A DETACHED BUNGALOW
- IN THE VILLAGE OF HINTON ST GEORGE
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- FURTHER RECEPTION ROOM
- UTILITY ROOM
- 3 BEDROOMS
- 2 BATHROOMS
- GARAGE AND DRIVEWAY
- FRONT AND REAR GARDENS
- STUNNING VIEWS TO THE REAR



Immediate Area

The village of Hinton St George is bursting with beautiful houses, stunning surrounding countryside and a real sense of community. The village itself has an award winning pub with rooms (The Lord Poulett Arms), a well-stocked shop with post office, a primary school, recreation ground, play park, village hall and a 13th Century Church.

The market town of Crewkerne is 3 miles away and has an hourly train service to London Waterloo. The larger town of Yeovil is about 12 miles away and the World Heritage Jurassic Coast just 18 miles distant. Easy access to the A303 and M5.



The Bungalow

We believe the bungalow was built in the 1970s to a clever and practical design. It is block-built with Hamstone and brick facing, while PVC cladding helps to keep ongoing maintenance to a minimum.

EPC — TO FOLLOW

Interior

The wide front door opens into a striking entrance hall, with glass on two sides separated by a lime-washed timber frame. With floor-to-ceiling windows and doors throughout the main living space, everything here has been designed to make the most of the views to the rear.

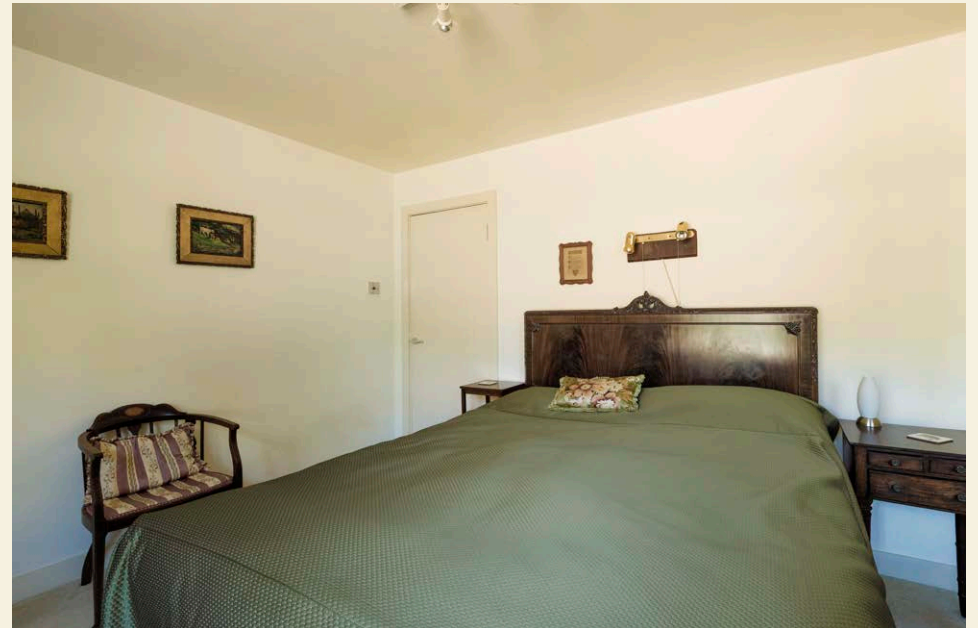
Immediately to the left of the entrance hall is a shower room with WC. Double doors then open into the spectacular open-plan living space. To the left, the fully fitted kitchen has granite worktops, plenty of cupboards, a stainless-steel range cooker with gas hobs, built-in fridge, freezer and dishwasher, and a basin perfectly positioned to enjoy the view.



The rest of the room is divided into dining and sitting areas, with an open Hamstone fireplace and two sets of sliding doors leading out onto the deck and rear garden.

Off the main room is a second reception room, again with doors onto the garden, and a further door into a handy utility room. If needed, this room could also work well as an additional bedroom.

Across the main living space, a second hallway mirrors the glass entrance hall. Off here is the main bedroom, with built-in wardrobes, a basin in one corner and a sliding door with Juliet balcony overlooking the rear garden. There are two further bedrooms and a bathroom on this side of the bungalow, creating a clever and practical separation between the living and sleeping accommodation.





Outside

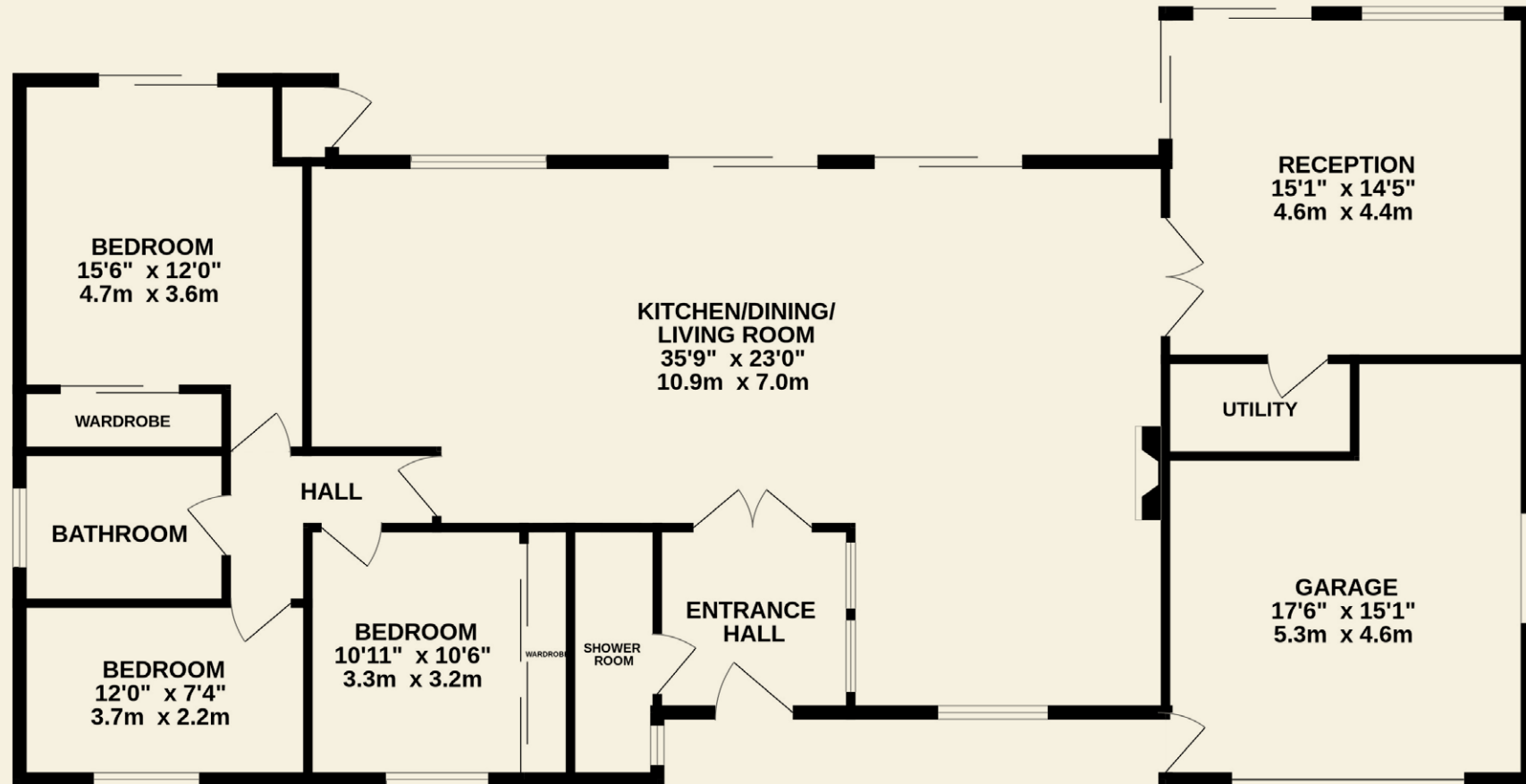
A private driveway leads off Gas Lane to a paved parking area and garage. There is a front lawn and the whole front garden has deep flower bed borders. Either side of the bungalow is access to the rear garden and a paved path leads to the front door.

The rear garden has a raised deck that leads directly out from the main living space via two sets of sliding doors. The garden is made up mainly of lawn with pretty flower beds and borders. There is a summerhouse to one side with a paved patio in front and a timber shed down the side of the bungalow. The garden backs onto Hinton Park meaning it is extremely private and enjoys ever changing views all year round.



GROUND FLOOR

1692 SQ. FT. / 157.2 SQ.M. APPROX



Floorplans



Directions

From the Yeovil direction come off the A303 towards Ilminster. Continue to the next roundabout and take the left to Lopen. Carry on through Lopen then turn right towards Hinton St George.

At the crossroads turn right onto the High Street. Continue along the high street and turn left at the war memorial and left again onto Abbey Street. At the bottom turn left onto Gas Lane and the bungalow can be found after a short distance on the right-hand side.

WHAT 3 WORDS ///GIGGLED.FORGOTTEN.BROWSERS

Services

Mains gas, electricity, water and drainage.

Local Authority

Somerset Council - Band E

Eaves Notes

Please note that we believe the ceiling in the garage to be asbestos but you should make your own enquiries on this.

Eaves

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OUR HOURS

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09:00AM TO 5:30PM

SATURDAY:

09:00AM TO 1.00PM

SUNDAY:

BY APPOINTMENT

Viewings strictly
by appointment only.

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