



Hendford Hill, Yeovil, BA20 2RG

welcome to

Hendford Hill, Yeovil

An elegant four bedroom detached period home, situated in the heart of Yeovil, boasting an array of character features. The accommodation is presented in excellent decorative order and benefitting from a wealth of space, versatility and natural light throughout.



Entrance

Double glazed door to the front, opening into:

Entrance Porch

Glazed door to the front, opening into:

Entrance Hall

An inviting entrance hall with high ceilings, oak staircase rising to the first floor. Radiator.

Downstairs Cloakroom

Suite comprising wash hand basin with tiled splashback and WC.

Sitting Room

A lovely light room with high ceiling and double glazed, sash style bay window to the front. Feature cast iron fireplace with marble surround and tiled hearth. Aerial point. Radiator.

Dining Room

Sash style window to the rear. Space for dining table and chairs, perfect for family meals and entertaining. High ceilings. Radiator. Glazed door opening into:

Fitted Kitchen

Double glazed windows to the rear and side. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl ceramic sink and drainer with mixer tap. Integrated electric hob with cooker hood over and electric oven below. Plumbing for dishwasher. Space for fridge/freezer. Built in Bosch dishwasher. Walk in larder with fitted base units, work surface and fitted shelving. Aerial point. Tiled flooring. Inset spotlights to the ceiling. Door opening into the garage. Radiator. Door opening into:

Rear Hall

Double glazed windows to the rear, overlooking the garden. Double glazed door to the rear, opening to the garden.

Utility/ Breakfast Room

Double glazed window to the side. A range of fitted base and drawer units with work surface over and complementary tiled surround. Inset Belfast sink with mixer tap. Plumbing for washing machine and tumble dryer. Space for fridge/freezer. Feature cast iron fireplace. Space for dining table and chairs. Aerial point. Radiator. Double glazed French doors to the rear, opening into:

Conservatory

Double glazed windows to the rear and side. Wall light points. Tiled flooring. Radiator. Double glazed French doors to the side, opening to the rear garden.

First Floor Landing

An open and spacious split level landing with oak balustrades and period high ceiling. Double glazed windows to the rear, overlooking the garden. Access to the loft space with pull down ladder. Airing cupboard with shelving. Further storage cupboard with radiator. Radiator.

Bedroom One

A beautiful light room with two double glazed sash style windows with triple glazing. Space for free standing furniture. Wall light points. Two radiators. Double doors opening into:

En Suite

Suite comprising enclosed bath with mixer tap, shower attachment and electric wall mounted shower with glass side screen, wash hand basin and WC. Tiled walls. Extractor fan. Inset spotlights to the ceiling.

Bedroom Two

Double glazed sash style window to the front with triple glazing. Currently used as a dressing room with ample space for free standing furniture. Radiator. Door opening into:

En Suite

Double glazed window to the side. Suite comprising walk in enclosed shower cubicle, wash hand basin and WC. Extractor fan. Inset spotlights to the ceiling. Heated towel rail.

Bedroom Three

Double glazed windows to rear and side, overlooking the garden. Storage cupboard with shelving. Currently used as a home office. Ample space for free standing furniture. Exposed ceiling beams. Radiator.

Bedroom Four

Sash window to the rear. Space for free standing furniture. Radiator.

Family Shower Room

Double glazed window to the side with additional sky light window. Suite comprising walk in double shower cubicle, wash hand basin and WC. Radiator.

Garage

A one and a half size garage with double timber doors to the front. Power and light. Personal doors to the rear and side. Door opening into the kitchen. Wall mounted boiler.

Front Garden

Access via a tarmac driveway, leading to the garage and providing off road parking for three/four cars. The garden is bordered with an array of plants and flowers.

Rear Garden

An attractive enclosed and landscaped garden with an area laid to lawn. There is an array of decorative plant and flower beds with shingle and paved areas, providing ideal seating to enjoy the summer sunshine and alfresco dining. Outside tap and metal shed. There is an attached greenhouse with double glazed windows to the side and rear. Power and light.

Agent Note

Solar powered hot water.



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welcome to Hendford Hill, Yeovil

- Attractive Period Detached Home
- Prime Central Yeovil Location
- Wealth of Original Character Features Throughout
- Four Double Bedrooms with Two En Suite Bath/Shower Rooms
- Spacious & Versatile Accommodation

Tenure: Freehold EPC Rating: E

Council Tax Band: E



Total floor area 197.4 m² (2,125 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

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offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO109214 - 0003

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