



April Cottage



STAGS

April Cottage Hewish

, Crewkerne, Somerset, TA18 8QT

Crewkerne/Railway Station 2 miles. A303 7 miles. Lyme Regis 14 miles.

An individual, beautifully presented four/five bedroom detached chalet bungalow, which has recently been refurbished including a new integrated kitchen and shower room, set within attractive gardens with integral double garage and an additional double length garage/studio. EPC Band F

- Somerset/Dorset Borders
- Newly fitted Kitchen/Breakfast Room with adjoining Snug
- Four Further Bedrooms
- Integral Double Garage
- Freehold
- Spacious Sitting Room and Conservatory
- Ground Floor Bedroom and Shower Room
- Attractive Gardens
- Additional Garage/Studio
- Council Tax Band F

Guide Price £650,000

SITUATION

Hewish is a small hamlet located on the Dorset/Somerset borders and is within two miles of Crewkerne where an excellent selection of shopping including Waitrose supermarket, recreational and scholastic facilities can be found, together with a mainline railway station to London Waterloo and Exeter. The A303 is readily accessible being within 7 miles and the Jurassic coast is within 14 miles.

DESCRIPTION

April Cottage comprises a four/five bedroom detached chalet bungalow offering flexible accommodation over two floors. It also has the benefit of an integral double garage and oil fired central heating run from a new external boiler. The property benefits from uPVC double glazed windows and doors throughout. The property has recently been upgraded with a brand new fitted kitchen/breakfast room with integrated appliances, all with attractive Quartz worktops and island unit/breakfast bar. New ground floor flooring and a newly fitted shower room on the ground floor. Outside there are attractive gardens and grounds together with extensive parking and the benefit of a double length garage which would make an excellent studio/home office subject to the necessary planning consents.



ACCOMMODATION

UPVC glazed door leading to the entrance porch, being glazed on three sides, tiled floor , obscure glazed door leading to entrance hallway with a brand new staircase rising to the first floor with cupboard under. L-shaped living room with recessed Woodwarm log burner on a slate hearth with mantle over, views from two aspects and glazed french doors leading to the conservatory; currently used as a dining room with the benefit of a new roof allowing all round use of the room. It is glazed on three sides and has glazed french doors leading to the garden. Within the heart of the house is a spacious and newly installed kitchen/breakfast room comprising 1 1/2 bowl ceramic single drainer sink unit with mixer taps over, adjoining Quartz worktops and splashback, together with an excellent range of floor and wall mounted cupboards and drawers, all with concealed dimable lighting. Integrated appliances including two Samsung dual cook ovens and a large island unit/breakfast bar, with a Samsung induction hob with central extractor. Built-in dishwasher and space for a fridge freezer, uPVC door to side and adjoining snug with Quartz worktop, space for washing machine and freezer and window to side. Ground floor bedroom with window to front and opposite the newly installed shower room comprising a large walk-in shower, vanity unit and low level WC. Fully tiled walls and heated towel rail.

On the first floor is a spacious landing with window to rear, together with two eaves storage cupboards, one housing the hot water cylinder. The main bedroom has a large dormer window offering wonderful views, together with three eaves storage cupboards. The adjoining bedroom is currently used as a home office with Velux roof light and trap access to roof void. There are two further double bedrooms both with dormer windows enjoying wonderful views and one with fitted wardrobes and cupboard to one wall. Family bathroom is well fitted and comprises bath with electric shower over, low level WC, pedestal wash hand basin, sloping ceiling and Velux roof light.

OUTSIDE

The entrance drive is flanked by a stone wall with a 5-bar timber gate and matching personal gate opening onto a tarmac driveway with a lower parking and turning area and access to a double length garage of block and stone exterior elevations and contained beneath a tiled roof. It is approached through a metal up and over door and is connected with power and light, with windows on two aspects and would make an excellent studio/home office subject to the necessary planning consents. Adjacent to the garage can be found a garden tap. The driveway continues up to the property giving access to the integral double garage approached through electric up and over doors and is again connected with power and light, together with water and pedestrian door to rear. Adjoining the driveway is a front garden which is laid mainly to lawn with well stocked flower and shrub borders and decking area with timber balustrades.

Pathways lead on either side of the property leading to the rear garden. The rear garden has recently been redesigned and landscaped with a large paved sun terrace, together with attractive flower and shrub borders. The garden is well fenced and hedged giving much privacy with a large lawned garden, together with a rose arch. To the rear of the property is a further paved sun terrace and steps leading to the garage, together with a newly installed external Grant oil fired boiler, together with a, concealed oil tank. In total the grounds extend to just under 1/4 of an acre.

SERVICES

Mains water and electricity are connected. Private drainage. Oil fired central heating.

VIEWINGS

Strictly by appointment through the vendors selling agents Stags, Yeovil office. Telephone 01935 475000

DIRECTIONS

From Crewkerne head south west on the B3165 road to Lyme Regis. After approximately 1 mile turn right signposted Hewish. Continue down into the hamlet bearing right by the grass triangle and continue along here passing beneath the railway bridge. After a short distance the road bears left whereupon the entrance drive to April Cottage is the 2nd on the left hand side. What3words:///hologram.requires.share



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

4/6 Park Road, Yeovil, Somerset,
BA20 1DZ

yeovil@stags.co.uk
01935 475000

