

Symonds
& Sampson

6 Hill View Court

New Cross, South Petherton, Somerset

6 Hill View Court

New Cross
South Petherton
Somerset TA13 5FJ

A unique, spacious and flexible brand new home to futureproof your property plans. In a stunning semi-rural setting it offers scope for either multi-generational living, blended families or single-level accommodation when required.



- Brand new detached barn-style property in semi-rural setting
 - Lovely views over countryside
 - Stunning contemporary accommodation
- Flexible layout giving option for 3 or 5 bedrooms
 - Scope for future single level living
 - 10 Year Structural Certificate provided

Guide Price **£800,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

This unique barn-style residence provides exceptionally spacious and versatile living accommodation, showcasing refined style and meticulous attention to detail. Light-filled interiors include vaulted ceilings, an impressive entrance hall with galleried landing and contemporary chandelier that delivers an immediate "wow" factor the moment you enter. Generously proportioned bedrooms offer flexible use as reception rooms if required making this home perfectly suited to evolving needs from family life to retirement. Finished with oak doors, brushed steel switch plates, stylish radiators where needed and practical underfloor heating throughout the ground floor, it's a great blend of style and substance.

ACCOMMODATION

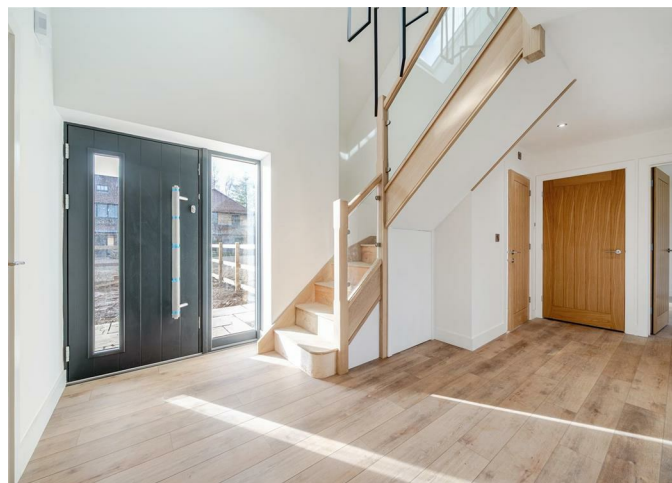
Designed for entertaining, the home makes an immediate impression with its stunning entrance hall. Oak and glass balustrades frame the staircase, leading to a galleried landing that is flooded with natural light from a large rooflight window above. Practicality has been thoughtfully considered, with a generous walk-in storage cupboard for everyday use, along with a separate plant cupboard housing the underfloor heating manifold and hot water cylinder.

Leading off the central hall is a beautiful principal bedroom, complete with an en-suite dressing area and an adjoining contemporary shower room. French doors open directly onto the rear garden, allowing you to fully appreciate the views beyond. There is also the flexibility to create two further ground-floor bedrooms if required; alternatively, these rooms would be ideal as additional reception spaces, a home office, snug or extra sitting room. A nearby ground-floor family bathroom provides added convenience, whichever layout you choose.

The true centrepiece of the home is the breath-taking open-plan kitchen and family room. Boasting a full vaulted ceiling, bi-fold doors, a striking vertical picture window, roof lights and a wood-burning stove, the space is wonderfully light and airy while retaining a warm and inviting atmosphere. With an island unit for informal dining and socialising, there is ample room for a dining table as well as comfortable seating, making this an ideal space for both everyday living and entertaining.

The stylish kitchen features quartz worktops and a range of integrated Bosch appliances, including a fridge freezer, dishwasher, induction hob and electric oven. A practical adjoining utility room completes the ground floor accommodation and houses the LPG gas boiler.

On the first floor, the elegant galleried landing leads to a beautifully finished shower room, thoughtfully designed to serve the two generously proportioned bedrooms. This level also offers the flexibility to be configured as a sumptuous principal suite, with the larger bedroom comfortably accommodating a super-king bed. The second double bedroom provides a versatile space, perfect as a private retreat for grown children or a dependent relative seeking their own sanctuary.





OUTSIDE

The property sits on a generous plot, offering ample opportunity for the new owners to bring their own vision to life. Whether you desire a spacious lawn for play or the potential to create a landscape gardener's paradise, the gardens provide plenty of space, with a predominantly west-facing aspect, while wrapping around the property on all sides. To the rear, the grounds enjoy direct views over neighbouring fields, with glimpses of far-reaching countryside vistas through the distant trees. Indian sandstone paving extends across the rear, with the area beyond the patio offering potential for additional parking or seamless integration into the main garden. Practical features include a designated gravelled parking area, an EV charging point, and external power sockets.

SITUATION

New Cross is a semi-rural hamlet located between the villages of West Lambrook and East Lambrook. The village of East Lambrook (1.1 miles) is famous for its historic Manor Gardens and has its own pub The Rose and Crown.

A wider range of facilities are available just down the road in South Petherton. The centre of South Petherton is a picture postcard village with excellent village amenities including OFSTED "Outstanding" Infant and Junior schools, tennis courts and club, recreation ground, independent shops including butchers, and a co-op store. It also has a recently opened and well-regarded restaurant and the local pub The Brewers Arms is also a very popular venue. The village has its own modern hospital that carries out a range of NHS services and has a useful late-opening Pharmacy. The market town of Crewkerne houses the local Waitrose store who deliver locally, and a railway connection to London Waterloo. From the Esso station on the edge of the village is the regular Berry's Superfast bus service to London Hammersmith. The A303 London – Exeter junction is located on the south side of the village. The M5 junction at Taunton is c.14 miles to the west.

To the south-west of New Cross, the village of Shepton Beauchamp (1.6 miles) has its own pub, school, and café / store whilst the pretty market town of Ilminster is approximately 15 minutes' drive (6 miles).

DIRECTIONS

What3words/////steam.opera.developer

Heading north through New Cross towards Stembridge, pass the left hand turning to New Cross Court and take the next left into the gravelled access road into Hill View Court. The property can be found immediately in front of you.

SERVICES

Mains electricity, LPG calor gas central heating (underfloor on ground floor and radiators on first floor).

Private drainage via sewage treatment plant. PV solar panels - owned outright by this property.

Superfast broadband is available in the area (provisions in place for connections by new owner). There is mobile coverage in the area, please refer to Ofcom's website for more detail.



MATERIAL INFORMATION

Somerset Council Tax - To be advised

There will be a residents association / management company in place to deal with the communal areas such as shared driveway / vehicular access, central courtyard area and gardening costs of any communal areas. The service charge is not yet available.

The property is sold with a 10 year Structural Certificate via Advantage. Please ask the office if you would like to see the initial certification.

A copy of the predicted EPC / SAP rating is available on request. EPC figures are currently based on the predicted SAP rating until completion.

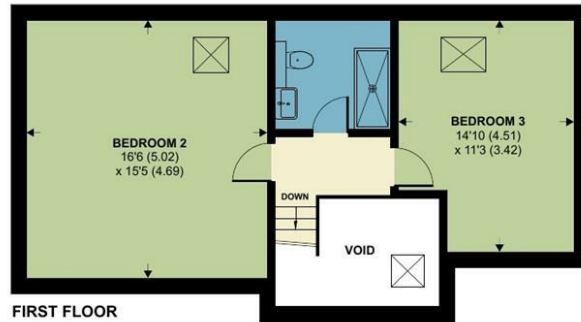


| Energy Efficiency Rating | | |
|--------------------------|---------|--------|
| Energy efficiency class | Current | Target |
| A | | |
| B | | |
| C | | |
| D | | |
| E | | |
| F | | |
| G | | |
| England & Wales | | |

New Cross, South Petherton

Approximate Area = 1837 sq ft / 170.6 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1380131



ILM/AJW/181225



naei | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.