



FOR SALE

Tayberry Close, Stoke-Sub-Hamdon, TA14 6AB

£525,000



ORCHARDS
ESTATES

Orchards Estates are delighted to present this beautifully maintained four-bedroom detached family home, exclusively available and occupying a desirable position within the sought-after cul-de-sac of Tayberry Close on the eastern side of Stoke-sub-Hamdon. Immaculately presented throughout and offering spacious, light-filled accommodation, this modern home combines stylish interiors with practical family living. Benefiting from the remainder of a 10-year Premier Guarantee, the property offers peace of mind alongside its exceptional presentation. Ideally situated close to local amenities, including a nearby convenience store and Stanchester Academy, the home also enjoys excellent transport links to Yeovil and the surrounding areas. The accommodation begins with a welcoming entrance hall, complete with useful understairs storage. A generously sized home office provides an ideal space for remote working or study, while the dual-aspect sitting room is flooded with natural light and features double doors opening directly onto the rear garden with air con fitted. At the heart of the home is an impressive kitchen/dining room, with further air con thoughtfully designed with contemporary fittings and ample space for both family life and entertaining. A separate utility room and cloakroom further enhance the practicality of the ground floor. On the first floor, a spacious landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from air con and a stylish and generously sized en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom featuring a four-piece suite, including a separate shower enclosure. Outside, the property continues to impress with a substantial yet easily maintained rear garden, predominantly laid to lawn and providing an excellent space for families and outdoor entertaining. The garden also offers access to the enlarged garage, which benefits from power, lighting, and an electric roller door. To the front, ample driveway parking is available for up to three vehicles. This is a superb modern family home offering generous living space, excellent presentation, and a highly convenient location. Early viewing is strongly recommended to fully appreciate everything this wonderful property has to offer.



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdresser, chemist, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools. The local beauty spot of Ham Hill stands on the fringe of the village offering commanding views over the surrounding countryside. Yeovil lies approximately 6 miles to the East, Ilminster approximately 10 miles to the West. Excellent road access via the A303.

Approach

The property is located on the Eastern Side of Stoke sub Hamdon, in a cul-de-sac next to Stanchester School.

Ground Floor

The ground floor briefly comprises of an entrance hall, office/study, large living room with French style double doors to the rear garden. The kitchen area benefits from modern fittings with an open dining area also with French style double doors. The flows to a utility room with a side door and a cloakroom.

First Floor

To the first floor, the landing flows to four bedrooms. The main benefitting from a large and modern en suite. Three further double bedrooms supported by a family bathroom, fitted with a four piece suite including a shower cubicle.

External

The rear garden is beautifully maintained, mostly laid to lawn with shrubs and flowers bordering

the garden. The extended garage is accessible from the rear garden, which benefits from an electric rolling door and is powered with lighting.

Material Information

- Freehold
- There is a management charge for the cul-de-sac with is approx £19 per month.
- Mains Gas, Electric, Drainage and Water.
- Off Road Parking and Garage
- Council Tax Band - F
- EPC - B
- Broadband - Superfast Broadband 64 Mbps (Ofcom)
- Flood Zone 1 - Low Flood Risk (Gov.uk)

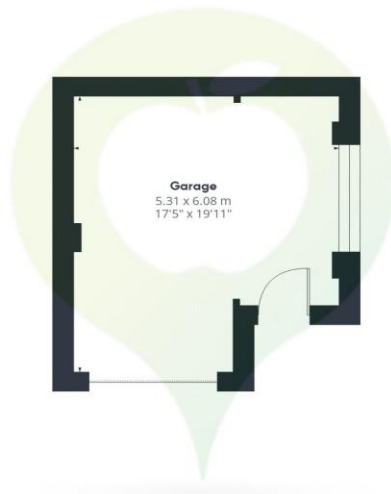




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾
186.5 m²
2007 ft²

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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