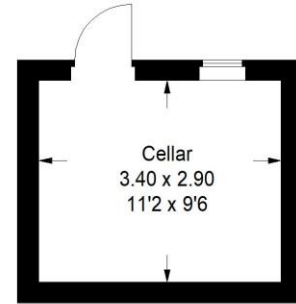




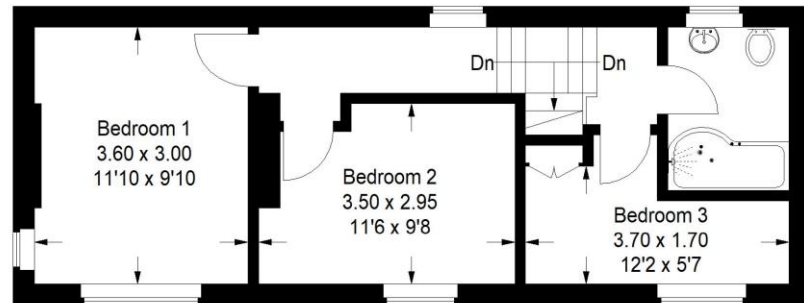
Property Location

Reform Cottage is set back from Ham Hill Road enjoying beautiful views to the south-west. The dog-walkers delight of Ham Hill Country Park is a short walk away whilst the village of Stoke-Sub-Hamdon offers several local shops, pubs and a lively village hall.

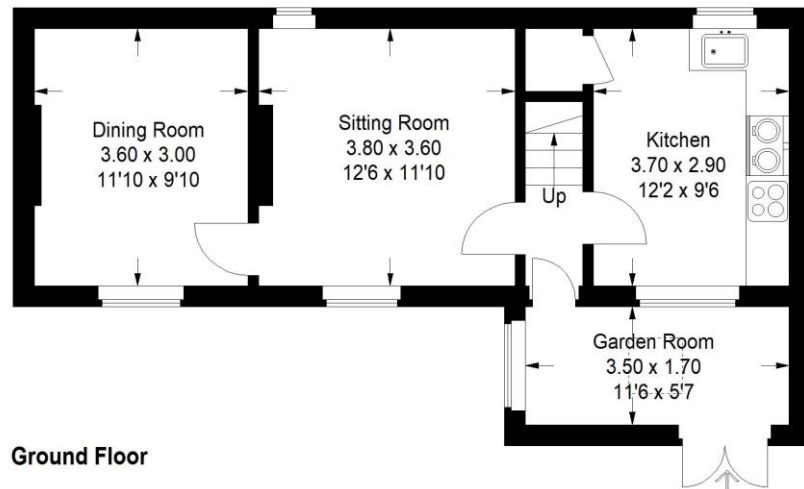
Approximate Gross Internal Area
86.1 sq m / 927 sq ft
Cellar = 10 sq m / 108 sq ft
Total = 96.1 sq m / 1035 sq ft



Cellar



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1184763)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Ham Hill, Stoke-Sub-Hamdon

Asking Price Of £400,000



Reform Cottage

63 Ham Hill

Yeovil

TA14 6RW

Key features:

- Traditional Period Cottage
- Beautiful Garden, circa 1/6 Acre Total
- Gas Central Heating and Gas Aga
- Two Ground Floor Fireplaces
- Garden Room
- Cellar / Work Shop
- Grade II Listed
- Off Road Parking for 2-3 Cars



Why you'll like it

Simply stunning traditional ham stone cottage with a plethora of period features set back from the road and facing the most glorious views over the South Somerset countryside. Grade II listed, Reform Cottage is a quintessential cottage built from the locally-quarried ham stone. With inglenook fireplace, open beams and country-style kitchen, the current owners have lovingly maintained the period features which make this property unique. The property also benefits from modern gas central heating, together with a gas Aga range.

Outside is a beautifully landscaped garden with entertaining areas designed to make the most of the stunning views.

GARDEN ROOM 11' 5" x 5' 6" (3.5m x 1.7m) The main entrance to the house is via a pretty front porch / garden room which provides a very useful space for muddy boots to be stored and also as a sun room to make the most of the views on cooler days of the year. Single glazed due to the listing, French doors open to the garden with a further wooden door opening into the house and a window to the side. A ceiling Velux window gives plenty of additional light. Attractive wooden flooring and neutral-painted walls.

HALLWAY A small hallway has cream-carpeted stairs rising to the first-floor landing ahead and doors opening to either side into the kitchen and sitting room.

KITCHEN 9' 6" x 12' 1" (2.9m x 3.7m) Country-style kitchen with a range of wooden fitted cupboards and work surface including a convenient breakfast-bar area. Stone flooring and cream wall tiles. Windows to the front and rear. Blue gas-fired Aga range and space for free-standing gas oven with hob.

Further appliance spaces for the washing machine and fridge-freezer. Traditional butler-style sink and fitted larder (under-stair) cupboard.

SITTING ROOM 11' 9" x 12' 5" (3.6m x 3.8m) The first of two reception rooms, the cosy and comfortable sitting room has an inglenook fireplace with fitted wood-burning stove. Windows to the front and rear. Cream carpet and decor. Radiator.

DINING ROOM 9' 10" x 11' 9" (3m x 3.6m) The dining room also benefits from an open fireplace (currently with an electric stove installed). Window to the front. Green carpet and neutral walls. Radiator.

STAIRS AND LANDING Cream carpeted stairs rise centrally to the first floor landing. White-painted walls. Window overlooking the rear garden. Loft hatch.

BEDROOM ONE 9' 10" x 11' 9" (3m x 3.6m) Good sized double bedroom with dual aspect windows to the front (and the view!) and the side. Cream carpet and pale lilac walls. Attractive ham stone fireplace, currently with electric stove installed. Radiator and loft hatch.

BEDROOM TWO 11' 5" x 9' 8" (3.5m x 2.95m) Double bedroom with window to the front. Cream carpet and pale blue walls. Radiator.

BEDROOM THREE 12' 1" x 5' 6" (3.7m x 1.7m) Good sized single bedroom, used as a study by the current owners with fitted shelving and cupboards. Window to the front. Cream walls and vinyl flooring. Radiator.

BATHROOM Very attractive bathroom with the pretty ham stone revealed on the facing wall. Wooden laminate flooring and white suite of pedestal basin toilet and tear-drop shaped bath with shower above and fixed screen. Window to the front. Chrome heated towel rail.

CELLAR / WORKSHOP 11' 1" x 9' 6" (3.4m x 2.9m) Accessed via a wooden door to the side of the house, the cellar is a fantastic ancillary space, currently used as a workshop but equally suitable as a store or potting shed for example. Housing the Worcester Greenstar gas central heating boiler.

GARDEN The house is approached from road level via either a narrow wrought iron gate between the traditional stone boundary wall and then through the middle of the garden, or via the side pathway which leads up to the top left hand side of the garden where a second gate is located. (n.b. this path is owned by Reform Cottage but has shared access with the neighbouring property). The garden is magnificent with a thoughtful layout and planting to make the most of the views. The main part is laid to lawn with mature planting to the sides and hedging making the garden feel very private despite being open to the landscape ahead. There are raised patio / gravel areas, perfect for entertaining. To the side is a useful area for clothes drying and to the rear a greenhouse and log store.

PARKING There is an allocated parking area suitable for 2-3 vehicles on the opposite side of the road. These are tied to the property but are owned by The Duchy with an annual lease payment due of £110.

