

Symonds
& Sampson

Golden Pennies

Over Stratton, South Petherton, Somerset

Golden Pennies

Over Stratton
South Petherton
Somerset TA13 5LQ

An attractive detached home with great proportions, a double garage and lower-maintenance garden, set in a pretty, accessible and convenient village.



- Detached 4 bedroom home
- Double garage with useful attic storage
 - Off street parking
 - Set in a popular village
- PV Solar panels on the garage

Guide Price **£485,000**

Freehold

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THE PROPERTY

Set in a particularly convenient position within a pretty South Somerset village, this practical detached home is within easy walking distance of the village's much-loved country pub, while the neighbouring village of South Petherton provides a wider range of everyday amenities. With the A303 also just a short drive away, it offers excellent road connections while retaining that desirable sense of quintessential Somerset village living. With a manageable amount of outside space, the property is ideally suited to those looking for an easy-to-maintain home, a convenient lock-up-and-leave or simply a comfortable detached property that fits well with a busy lifestyle.

ACCOMMODATION

Upon entering the property, you are welcomed into a good-sized entrance hall, featuring an attractive oak and glazed staircase rising to the first floor, creating a bright and inviting first impression.

The property boasts an impressive three reception rooms, providing excellent flexibility for family living and entertaining. These comprise a sitting room, dining room and conservatory.

The good-sized sitting room provides a comfortable principal living space and features a multi-fuel stove, creating a warm and cosy focal point. The kitchen is well appointed and features herringbone-effect vinyl flooring, granite worktops and a range of integrated appliances. Included within the sale are the electric Rangemaster cooker and plumbed-in American-style fridge freezer. The kitchen also benefits from a built-in microwave and Bosch dishwasher. A further useful feature is the kitchen tap with an integrated boiling-water function.

The vinyl flooring flows through to the utility room which houses the

boiler and space for white goods. There is also a handy downstairs cloakroom.

The oak and glazed staircase rises to the first floor, where there are four bedrooms in total.

The master bedroom is a generous principal bedroom and benefits from a private en-suite shower room, comprising a shower, WC and his-and-hers wash hand basins.

Two further bedrooms benefit from built-in wardrobes, providing excellent storage, while the fourth bedroom is a smaller room which could also lend itself well to use as a nursery, dressing room or home office, subject to the purchaser's requirements. Completing the first floor is the main family bathroom, which is fitted with a white suite.

OUTSIDE

At the rear of the property you have ample parking and double garage, electric Garador up and over door with a personnel door opening up in the garden. A ladder leads into a loft space, providing ample space for storage. There are 12 PV panels on the roof of the garage which are owned outright with battery that is currently decommissioned.

The garden is fully enclosed landscaped rear garden, with a paved patio area abutting the property, providing an ideal area for BBQ's and entertaining. The garden is then laid to lawn with decorative borders.

SITUATION

The village of Over Stratton is surrounded by acres of orchards and public footpaths, excellent for dog walking. The village has a great sense of community and a friendly atmosphere. There are two popular venues within the village; The Royal Oak pub which serves great food

and The New Farm Restaurant winner of "Taste of the West" best venue in the South West and renowned for its hospitality. Abutting the village at Lopenhead is the iconic "Railway Carriage Café" and adjoining Trading Post Farm shop loved by residents for its delicious locally sourced produce.

The centre of South Petherton lies within 1.5 miles and this picture postcard village has excellent village amenities including recently merged OFSTED "Outstanding" Infant and Junior schools, tennis courts and club, recreation ground, independent shops and a co-op store. The market town of Crewkerne houses the local Waitrose store 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.

There are an excellent range of state and independent schools locally.

DIRECTIONS

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SERVICES

Mains electricity, water, drainage and gas are connected. PV solar panels on garage roof which are owned outright by the property.

Ultrafast broadband is available. There is mobile coverage at the property. Please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band F



Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A++ (92-100)		
A+ (89-91)		
A (85-88)		
B (82-84)		
C (79-81)		
D (76-78)		
E (73-75)		
F (69-72)		
G (65-68)		
H (61-64)		
I (57-60)		
J (53-56)		
K (49-52)		
L (45-48)		
M (41-44)		
N (37-40)		
O (33-36)		
P (29-32)		
Q (25-28)		
R (21-24)		
S (17-20)		
T (13-16)		
U (9-12)		
V (5-8)		
W (1-4)		
X (0-2)		
Y (0-1)		
Z (0-1)		
England & Wales		



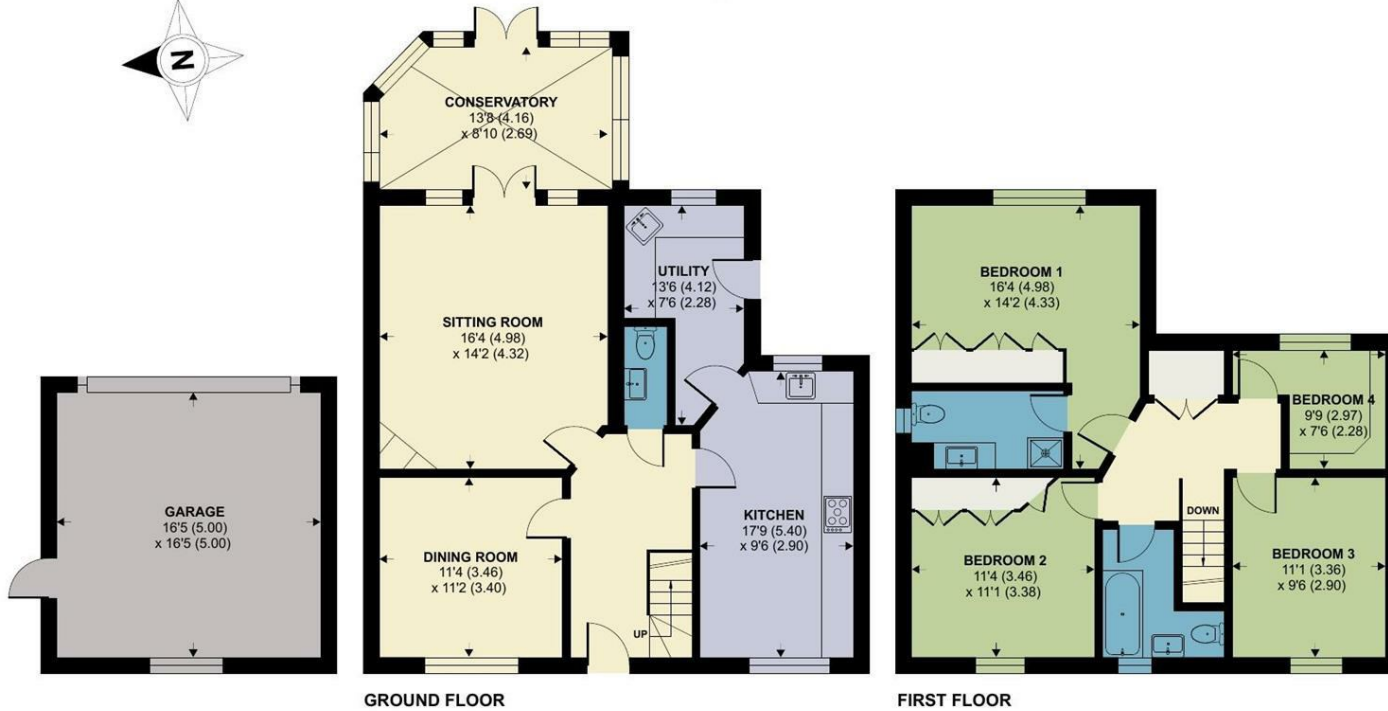
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Approximate Area = 1576 sq ft / 146.4 sq m

Garage = 269 sq ft / 24.9 sq m

Total = 1845 sq ft / 171.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Symonds & Sampson. REF: 1499726



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