

holland&odam Amber House | High Ham | Langport | Somerset | TA10 9BD







£699,950

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk

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Energy Rating B

Council Tax Band TBC

Services
Mains electricity, water and drainage are connected. Air Source Heat Pump.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Amber House | High Ham |Langport | Somerset | TA10 9BD

Directions

From Market Place in Somerton, head west along West Street and continue onto the B3153 towards Langport. Follow the road and at the top of Picts Hill, turn right, signposted High Ham.

Continue along this road into High Ham and, upon reaching the village green, turn right. Follow the road past High Ham Primary School, located on the right hand side, continue around the corner and the property can be found on your left hand side.

Description

A superb four bedroom detached new build home, occupying a generous plot in the heart of the popular village of High Ham, within easy reach of Langport and Somerton. Offering approximately 2067 sq ft of beautifully designed accommodation, the property combines contemporary styling with generous living spaces and benefits from a 10 year NHBC warranty.

The property enjoys an attractive rendered exterior complemented by anthracite grey windows and doors. Internally, a spacious entrance hall provides a welcoming first impression, with an attractive oak staircase rising to the first floor, useful understairs storage and double oak glazed doors opening into a generous sitting room, featuring bi-folding doors overlooking the garden.

Further glazed double doors lead into an impressive open plan kitchen and dining area, creating a wonderful space for modern family living and entertaining. The kitchen is fitted with an extensive range of Shaker style wall and base units, complemented by elegant quartz worktops and an instant boiling water tap. Quality integrated Neff appliances include a double oven, induction hob and extractor, alongside a Caple slimline wine cooler, integrated fridge, separate freezer and dishwasher. A useful walk in pantry provides additional storage, whilst a separate utility room offers further matching units. A convenient cloakroom/WC and versatile study or fourth bedroom complete the ground floor accommodation.

Upstairs, a particularly spacious landing provides an attractive and versatile area, with ample room to accommodate a home office or additional study space. An airing cupboard offers practical storage, whilst electrically operated Velux windows provide natural light and added convenience throughout the first floor. The generous master bedroom benefits from a contemporary en suite shower room, whilst the remaining well proportioned bedrooms are served by a stylish family bathroom.

Location

High Ham is a charming and picturesque Somerset village, situated approximately 6 miles from the historic market town of Langport and within easy reach of Somerton. Surrounded by beautiful countryside, the village enjoys an elevated position with attractive rural views and offers a peaceful setting whilst remaining conveniently located for everyday amenities.

The village benefits from a welcoming community atmosphere, with a primary school, parish church and village hall. The surrounding countryside provides excellent opportunities for walking and exploring, with the nearby Somerset Levels offering an abundance of wildlife and scenic landscapes.

The nearby towns of Langport and Somerton offer a wider range of independent shops, cafés, pubs, supermarkets and everyday facilities. High Ham is also conveniently positioned for access to Street, Glastonbury, Taunton and Yeovil, making it an appealing location for those seeking village life with good connections to surrounding towns.











Outside, the property occupies a generous plot with the garden positioned to the front, offering excellent space for outdoor entertaining and relaxation. A substantial gravelled driveway provides ample off road parking and leads to a detached garage, complete with power, an electric door and separate pedestrian access. An electric vehicle charging point provides additional convenience, whilst an external security camera, with the ability to connect to a mobile phone, offers added peace of mind.

Combining high quality finishes, thoughtful modern features, spacious accommodation and a desirable village setting, this impressive new home offers an excellent opportunity for those seeking contemporary countryside living.

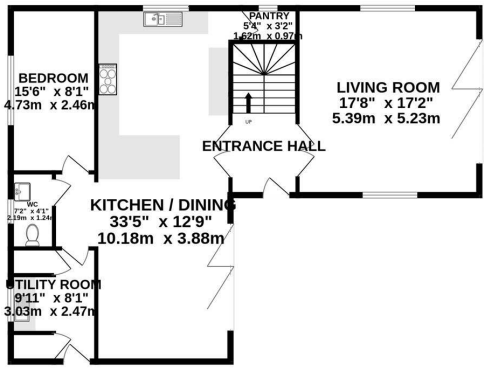
- Superb four bedroom detached new build home
- Generous plot in the popular village of High Ham
- Approximately 2,500 sq ft of spacious accommodation
- Impressive open plan kitchen/dining room with integrated Neff appliances
- Spacious sitting room with bi-folding doors to the garden
- Versatile ground floor study or potential fourth bedroom
- Master bedroom with en suite shower room
- Detached garage, ample driveway parking and EV charging point
- Contemporary and high quality finish throughout
- Benefitting from a 10 year NHBC warranty

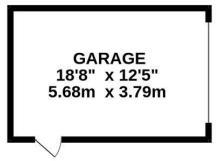




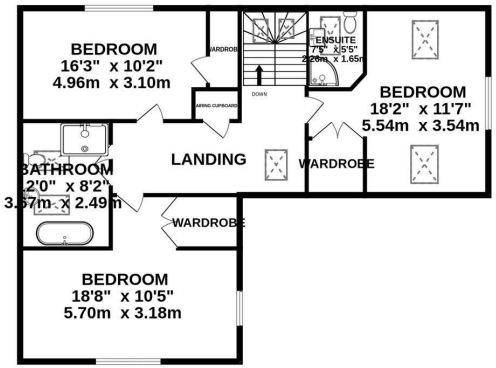


GROUND FLOOR
1340 sq.ft. (124.5 sq.m.) approx.





1ST FLOOR
1108 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA : 2448 sq.ft. (227.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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