



Symonds
& Sampson

25 Greengage Cottages

Standerwick Orchard, Broadway, Ilminster, Somerset

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Standerwick Orchard
Broadway
Ilminster
Somerset TA19 9SL

All the charm of a cottage, wrapped-up in a modern low-maintenance property. It is exceptionally well appointed throughout and has a lovely outlook to the rear, all within easy reach of the village facilities and excellent road links.



- Semi detached modern character cottage
 - Peaceful location in popular village
- Great blend of modern convenience and period charm
 - Three bedrooms including master with en suite
 - Beautiful gardens backing onto fields
 - Garage and driveway parking

Guide Price **£399,950**

Freehold

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THE PROPERTY

This high-quality, well-maintained modern cottage is presented in excellent decorative order throughout. Character features include oak doors with rustic iron latches, a durable polished stone floor running through the hall and kitchen/dining area, and the tasteful use of exposed brickwork and timber beams.

The flexible layout, complemented by a light-filled conservatory, provides versatile accommodation well suited to families, couples, or those working from home. Bespoke storage solutions have been thoughtfully integrated, and the bathroom has been fully updated with a sympathetically designed contemporary suite.

The property is ready for immediate occupation, allowing a new owner to move straight in and enjoy this exceptional home, while still offering scope to personalise over time.





ACCOMMODATION

From the moment you enter through the cottage-style front door, the hallway immediately establishes the character of the home. Polished stone flooring continues throughout the downstairs cloakroom and extends beneath the staircase, where a bespoke built-in cupboard offers practical storage.

The polished stone-effect flooring flows seamlessly into the kitchen/dining room, creating a bright and welcoming space with pleasant garden views and French doors opening into the conservatory. The country-style fitted units include an integrated dishwasher, fridge freezer and space for a washing machine, whilst the range-style electric cooker is included in the sale. The generous layout offers flexibility, allowing the dining area to double as a cosy snug with seating during the summer months, when meals may instead be enjoyed in the modern double-glazed conservatory. With dual-aspect windows and French doors, this is a light-filled room that opens directly onto the garden and beautifully captures the outlook.



The separate living room also benefits from French doors leading out to the rear garden and is further enhanced by a feature fireplace with a flagstone hearth, brick pillars, and oak lintel housing an inset cast-iron wood-burning stove.

On the first floor, attractive oak doors provide access to all rooms. A built-in boiler cupboard houses the fully electric central heating system, which operates as a traditional "wet" system with radiators throughout the cottage, powered by an electric boiler. Above the stairwell, a useful built-in linen cupboard makes excellent use of the deep recess.

The principal bedroom is situated at the rear of the property and enjoys lovely views over the village and surrounding countryside. It includes a deep fitted wardrobe with oak doors, while the adjoining en suite shower room features a white suite and a shower cubicle with neutral tiling.

Bedroom two is a well-proportioned double room with further oak-fronted built-in wardrobes. Bedroom three is a good-sized single room, also suitable as a study, with ample space for visiting guests if required. The family bathroom is larger than the en suite and has been stylishly modernised, featuring a period-style suite, marble-effect tiling, deco style fittings, and a complementary heated towel radiator.

OUTSIDE

The attractive, well-planned gardens complement the cottage perfectly and are clearly well maintained throughout. The charming front garden is enclosed by a traditional stone wall, while a driveway to the side provides ample off-road parking and access to the attached single garage, which benefits from an up-and-over door, power, and lighting.

Aside gate provides secure access to the rear garden, which can be reached via the conservatory and has been thoughtfully designed to appeal to keen



gardeners. Curved lawns and herbaceous borders are filled with a variety of cottage garden perennials, roses, and attractive shrubs, alongside acers and magnolia that provide seasonal interest.

In one corner, a pretty gazebo offers an ideal place to enjoy a morning coffee, while a raised deck along the rear boundary makes the most of the views and evening sunsets. Adjacent to the cottage, a lovely patio connects the conservatory and sitting room doors, creating a perfect space for summer entertaining.

SITUATION

This cottage style property is part of a small character development that was designed to blend in with the surrounding village street scene, offering the chance to own a character home with all the conveniences of a modern property. Whilst located in the village of Broadway it is within easy reach of both Broadway and Horton. Both villages have a great range of local village facilities.

The Five Dials is a well-supported and popular pub with accommodation. The Bell Inn in Broadway also proves very popular. For families there are two playgrounds, a pre-school and the very well respected Neroche Primary School in Broadway. There is a post office in Horton, and various parish churches of different denominations locally. The combined villages of Broadway and Horton have a great range of clubs and societies including a thriving cricket club for those who like to get involved in the community. There is a NHS Doctors Surgery/Pharmacy within Broadway. The villages are just a short drive from the A358 and A303 and therefore have excellent road links.

The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award winning butchers, delicatessen, bakers, cheese and dairy shop, as well as two town centre supermarkets for your everyday essentials. Ilminster also provides the local doctors surgeries and dentists, as well as various hairdressing salons, dry cleaners and wonderful well-stocked hardware store.

DIRECTIONS

What3words/////barn.bulky.sizing

SERVICES

Mains electricity, water and drainage are connected. Electric central heating via electric boiler and radiators.

Ultrafast broadband is available. There is mobile coverage at the property, please refer to Ofcom's website for more information.

MATERIAL INFORMATION

Somerset Council Tax Band D

Although there are various planning applications for development within the village which are available to view on the Somerset Council planning portal, we believe there are currently no plans for building in the field behind this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient (lower running costs)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Needs improvement	E		
Very poor energy efficiency (higher running costs)	F		
Extremely poor energy efficiency (very high running costs)	G		
England & Wales		EU Directive 2002/91/EC	



Broadway, Ilminster

Approximate Area = 1169 sq ft / 108.6 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1317 sq ft / 122.3 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). Produced for Symonds & Sampson. REF: 1438293



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