



**FOR SALE**

Stonehill, Stoke-Sub-Hamdon, TA14 6RH

£250,000



**ORCHARDS**  
ESTATES

Situated in the popular village of East Stoke, Orchards Estates are delighted to bring to the market this recently refurbished three-bedroom semi-detached home, offered with the significant advantage of no onward chain.

Freshly decorated throughout and fitted with new carpets, the property is ready for its next owners to move straight in and make it their own.

To the front of the property, there is off-road parking for two vehicles alongside a neatly maintained lawned area. Upon entering, a welcoming entrance hall provides access to the ground floor accommodation and benefits from both a useful storage cupboard and generous understairs storage, which also houses the gas-fired boiler.

The spacious kitchen/dining room has been updated with a range of modern wall and base units, a sink with drainer, and two additional built-in storage cupboards.

Dual-aspect double glazed windows allow plenty of natural light to flood the room, creating a bright and practical family space. Beyond the kitchen, a rear lobby provides access to both the garden and a substantial workshop, which benefits from power and water supply, making it ideal for hobbies, storage, or potential home-working use.

The living room is positioned to the rear of the property and enjoys pleasant views over the garden through a large double glazed window, creating a comfortable and relaxing space.

Upstairs, the property offers three well-proportioned bedrooms, including two generous double rooms, both of which benefit from built-in storage cupboards, and a good-sized single bedroom that would make an ideal child's room, home office, or guest room.

The family bathroom is fitted with a panelled bath with shower over, W/C, and wash hand basin, complemented by an obscure double glazed window providing both natural light and privacy.

Outside, the rear garden is designed for easy enjoyment, featuring a combination of patio and lawned areas, perfect for outdoor dining, entertaining, or simply relaxing. The garden can also be accessed conveniently via a side gate from the front of the property.



## LOCATION

Stoke-sub-Hamdon is a highly sought-after Somerset village, renowned for its strong sense of community, picturesque surroundings, and excellent local amenities. Nestled beneath the iconic Ham Hill Country Park, the village offers a wonderful blend of rural charm and everyday convenience, with a range of independent shops, pubs, cafés, a primary school, medical facilities, and recreational clubs all within easy reach. The nearby market towns of Yeovil and Crewkerne provide further shopping and transport links, including mainline rail services to London Waterloo. Surrounded by beautiful countryside and scenic walking routes, Stoke-sub-Hamdon remains one of South Somerset's most desirable villages for families.

### Ground Floor

To the front of the property, there is off-road parking for two vehicles alongside a neatly maintained lawned area. Upon entering, a welcoming entrance hall provides access to the ground floor accommodation and benefits from both a useful storage cupboard and generous understairs storage, which also houses the gas-fired boiler. The spacious kitchen/dining room has been updated with a range of modern wall and base units, a sink with drainer, and two additional built-in storage cupboards. Dual-aspect double glazed windows allow plenty of natural light to flood the room, creating a bright and practical family space. Beyond the kitchen, a rear lobby provides access to both the garden and a substantial workshop, which benefits from power and water supply, making it ideal for hobbies, storage, or potential home-working

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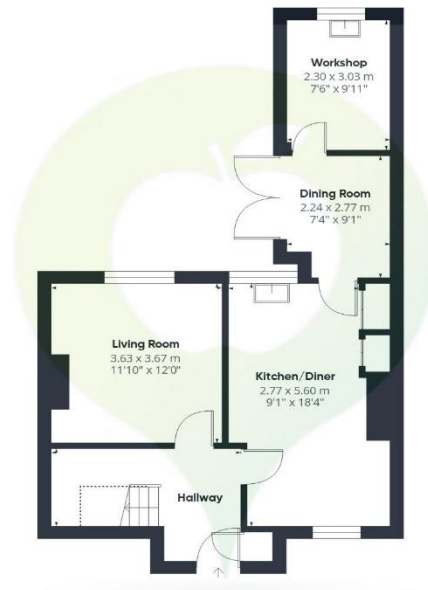
### First Floor

Upstairs, the property offers three well-proportioned bedrooms, including two generous double rooms, both of which benefit from built-in storage cupboards, and a good-sized single bedroom that would make an ideal child's room, home office, or guest room. The family bathroom is fitted with a panelled bath with shower over, W/C, and wash hand basin, complemented by an obscure double glazed window providing both natural light and privacy.

### Material Information

- Freehold
- Council Tax Band – B
- EPC - C
- Mains Drainage, Water, Gas and Electric
- Gas Fired Central Heating
- Loft - With loft ladder, partially boarded, with lighting
- Parking Off Road
- Flood Zone 1 - Low Flood Risk (Gov.uk)
- Broadband - Ultrafast 1800Mbps available (Ofcom Broadband Checker)





Floor 1



Floor 2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 86 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Approximate total area<sup>(1)</sup>**

90.2 m<sup>2</sup>  
968 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

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

GIRAFFE360

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www.orchardsestates.com



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Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.