

Symonds
& Sampson



17 Hawthorne Road

Ilton, Ilminster, Somerset

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Ilton
Ilminster
Somerset TA19 9FR

Set in arguably the best plot and position on the development, this modern low-hassle home offers surprisingly spacious rooms, a generous garden and countryside views in a convenient village.



- Detached village home
- Lovely countryside outlook
- Corner plot gardens with southerly facing aspect
 - Excellent proportions
 - LPG gas central heating, solar PV panels
- Driveway, garage and scope for additional parking

Guide Price **£399,950**

Freehold

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THE PROPERTY

Owned by the same family since new, this deceptively spacious modern home offers well-balanced proportions ideal for families, home working, or accommodating guests. Quietly positioned in a pleasant village cul-de-sac away from passing traffic, it occupies what is arguably the finest plot on the development. The generous rear corner garden enjoys a sunny southerly aspect and also offers potential to create additional parking if required, thanks to an extra set of double gates to the side. With the added advantages of solar panels and communal LPG gas, the property perfectly suits buyers seeking the convenience of a nearly new home combined with an attractive countryside outlook.

ACCOMMODATION

The accommodation is arranged in a largely traditional layout, centred around a well-proportioned entrance hall with a useful ground-floor cloakroom positioned to the rear. Attractive LVT flooring continues through this space and into the spacious triple-aspect kitchen/dining room. This room is fitted with a range of contemporary units incorporating integrated appliances, including a BOSCH five-burner LPG gas hob with stainless steel extractor hood, an electric double oven, dishwasher and fridge freezer, with additional space for a freestanding washing machine. A discreet cupboard neatly houses the LPG gas boiler.

Across the hall, the double-aspect sitting room takes full advantage of the southerly aspect, with French doors opening onto the patio and garden. A recessed feature fireplace provides an appealing focal point.

The first floor offers four well-proportioned bedrooms and a family bathroom, with the rear-facing rooms enjoying particularly attractive views over the surrounding countryside. The principal bedroom is of a generous size and benefits from its own en suite shower room.

OUTSIDE

To one side, a driveway offers parking and access to the single garage which has power and light connected. A side gate from the driveway leads into the rear garden, where a generous patio wraps around the side and rear of the house, currently providing a private space ideal for a hot tub (available by separate negotiation). The garden is mainly laid to lawn, offering a blank canvas for family enjoyment, with timber goal posts perfect for younger football enthusiasts. Additional double gates on the west side of the property provide convenient extra access, useful for larger projects or for creating additional parking or storage, subject to the necessary consents.

SITUATION

Ilton is a convenient village just a few minutes' drive from Ilminster, which offers a good range of day-to-day amenities including a lovely range of independent stores and supermarkets, and also well placed for road links via the A358 to the A303, A30 and M5. The village itself benefits from some local facilities including a local pre-school and primary school, cricket club, public house, village hall and riding stables / livery yard. Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station (Paddington line).

Yeovil and Crewkerne (with its Waitrose supermarket) lie within a similar distance from Ilton and they also have main-line railway stations (Waterloo line).

DIRECTIONS

What3words/////bake.landowner.over

SERVICES

Mains electricity, water and drainage are connected. LPG gas central heating via a communal LPG system for the whole development (individually metered). Solar PV panels to off set electricity usage.

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

MATERIAL INFORMATION

Somerset Council Tax Band D

The property is freehold, but as is common on modern developments, there is a management company in place to deal with the maintenance of shared / communal facilities and areas. The vendor understands this may transfer to residents in the future but is currently handled by Larkfleet / Trustgreen at a payment of c. £30 per month.

The solar panels were installed in 2019 when the property was built and are owned by the property.



Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).			
Band	Score	78	80
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
For more information on energy ratings visit: www.gov.uk/government/guidance/energy-ratings			
England & Wales EPC Directive 2002/91/EC			

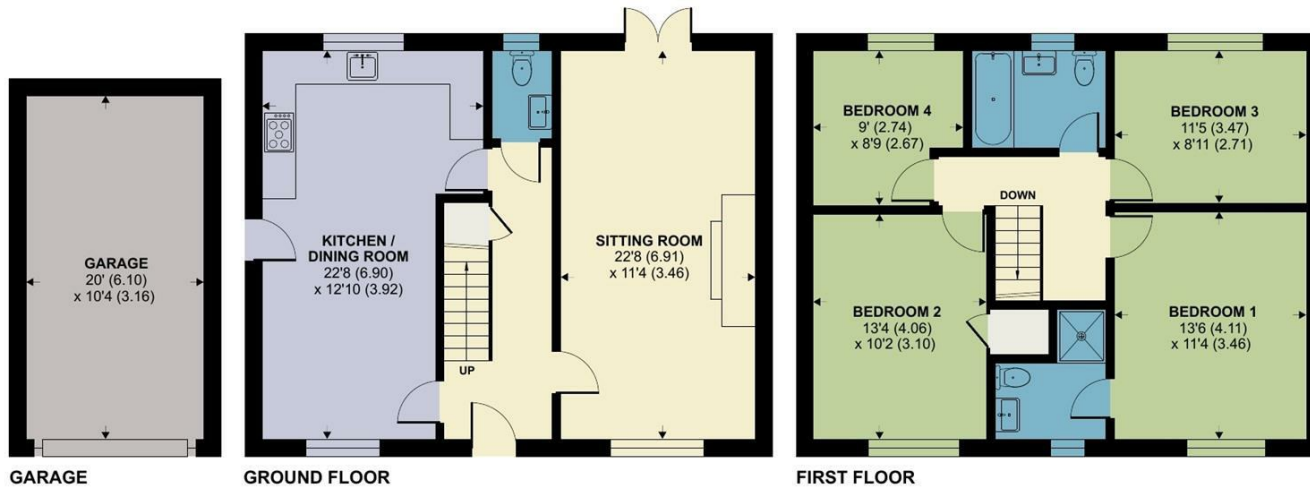
Hawthorn Road, Ilton, Ilminster

Approximate Area = 1304 sq ft / 121.1 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1511 sq ft / 140.3 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). © nitchcom 2026. Produced for Symonds & Sampson. REF: 1407435



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