

Symonds  
& Sampson

59 High Street

Stoke-Sub-Hamdon, Somerset

# 59 High Street

Stoke-Sub-Hamdon  
Somerset  
TA14 6PR



- Glorious Country Views
- Desirable Somerset Village
- Character Features including Woodburner and Exposed Hamstone
  - Large Mature Gardens
  - Internal Viewing Advised



Guide Price £325,000

Freehold

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## THE DWELLING

A very well presented and particularly spacious end of terrace property having UPVC double glazing, gas central heating, extensive timber flooring and a number of exposed hamstone walls.

The property, which enjoys lovely views to the rear, occupies an elevated position in this very popular Somerset village, and an early viewing is essential.

## ACCOMMODATION

A UPVC double-glazed door leads to the reception hall, which has a staircase rising to the first floor, an understairs storage cupboard, an attractive part-timber floor, and a cloakroom with a white suite, with both floor and wall tiling.

The sitting room is a good size, having a central feature wood burner, with a hamstone surround and chimney breast, whilst there is also a tiled hearth, lovely views to the rear, and an archway leads to the dining room, enjoying an aspect over the front of the property.

The kitchen is a good size, being dual aspect and having a comprehensive range of units with marble effect worktops and attractive stainless steel door furniture.

Fitted appliances include a four-ring gas hob with oven and hood, whilst there is plumbing for a dishwasher, an abundance of wall cupboards, base units with drawers and cupboards under, a larder and both floor and wall tiling.

An archway leads to the morning room, which is triple aspect, having a door to the side, whilst French doors open out to the rear, where one can enjoy a glorious view over the garden whilst enjoying their first cup

of coffee of the day!

On the first floor is a landing with a hatch to the roof space, which is part-boarded, has light and power connected, and a Velux roof light.

There are three good-sized bedrooms, with the largest having two double wardrobes, lovely views to the rear and a timber floor; number two also has a timber floor, coved ceiling and a lovely aspect to the front, taking in Ham Hill and The Pinnacle.

The bathroom is fitted with a coloured suite and has an airing cupboard with a gas boiler.

## OUTSIDE

To the front of the property, there is a gravelled area with plants and shrubs, whilst to the rear, the garden is without question one of the real features of this property.

Immediately to the rear is a patio with steps and wrought iron railings leading to a further area of patio, which in turn leads to a lovely lawn with a number of mature trees, including cherry and conifers, a wildlife pond, a tap, side access with room for recycling bins, etc. to be discreetly stored. There is also a vegetable garden, an attractive seating area, a shed, and a greenhouse, with the gardens being predominantly enclosed by lap panel fencing.

## SITUATION

This lovely character home lies centrally in this favoured village of Stoke Sub Hamdon (Stoke under Ham), nestling at the foot of the beautiful Ham Hill Country Park and continues to be a vibrant village with a variety of local amenities, including coffee shops, a community-run mini supermarket, several hairdressers, beauticians, doctors

surgery with a chemist, veterinary surgery, several pet groomers and vehicle mechanic. The village maintains a strong social involvement with many events and community-driven activities with venues such as the village hall, several public houses and the working men's social club.

There is a regular daily bus service (81) connecting South Petherton to Yeovil, which passes through the village every few hours. Both primary and secondary schools within the village meet educational needs. The cherished local beauty spot of Ham Hill remains a prominent feature as it overlooks the village, providing stunning views over the surrounding countryside. The main town of Yeovil is approx. 6 miles to the East, while Ilminster is about 10 miles to the West, with excellent road access via the A303.

Larger towns which are close by and offer a host of amenities include South Petherton, Martock and Crewkerne, with a Waitrose and a Mainline Train station with direct lines to London or Exeter. This really is a great village with a warm, welcoming atmosphere and many community groups for all ages, depending on your pursuits.

## DIRECTIONS

What 3 words: ///steers.tangent.indicate

## SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

## MATERIAL INFORMATION

Council Tax band: C

Flood Risk: Very Low



