



The Cider House

9 Bineham Court, Bineham, Knole, TA10 9JE

George James PROPERTIES

EST. 2014

The Cider House

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Guide Price - £645,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

Bineham Court is a prestigious small development just outside the small hamlet of Knole. It is based on an original model farm with main farmhouse and various outbuildings set around a large central courtyard, the Farm was built in the 1850's by The Duke of Devonshire and converted in 2001 to form 11 dwellings. The estate is in a tranquil setting. Each dwelling is unique in design and size and retain many of the original features of the farm buildings. The Cider House offers well proportioned living space including two large reception rooms and a wonderful kitchen/living area that opens on to the private walled garden. To the first floor there are three double bedrooms and two bathrooms, the living space totals approximately 2000sqft.

Services

Mains water and electricity. Mains drainage, oil fired central heating and hot water. Quarterly management fee of £100. Council tax band G.

Amenities

Bineham is situated just outside the Hamlet of Knole which is tucked away from main roads and surrounded by beautiful countryside. Knole has remained very much unspoilt with a variety of mainly period cottages and houses. Long Sutton is situated approximately one mile to the East and offers facilities which include a village shop, village hall, church and the well patronised Long Sutton Golf Club. The Devonshire Arms is a popular pub/hotel and there are numerous walks to be had along the river and across the moors. The village provides a much respected Primary School that has a Breakfast Club, plus an After School Club for pupils. A wide selection of amenities can be found in Somerton approximately three miles away.

what3words

///sweat.reception.mime

Sitting Room 17' 2" x 17' 9" (5.23m x 5.40m)

Part glazed entrance door leads to the sitting room with window to the front and two radiators. Exposed Elm floor boards and stairs leading to the first floor.



Drawing Room 20' 1" x 17' 9" (6.13m x 5.40m)

With glazed door leading to the garden, exposed Elm floor boards, exposed stone wall, ceiling beams and Hamstone beamed fireplace housing cast iron fireplace.

WC

With low level WC, wash hand basin and cupboard housing oil fired boiler.

Entrance Hall 15' 7" x 8' 4" (4.75m x 2.54m)

With entrance door from the parking area, part vaulted ceiling with roof windows, flagstone floor, radiator and door to the garage.

Kitchen/Diner 25' 4" x 15' 7" (7.73m x 4.74m)

This impressive, bright room offers comfortable dining and living space. With window to the rear and glazed door to the garden. Internal steps lead to a set of French doors opening to the garden terrace. Range of high quality base and wall mounted kitchen units with double Belfast sink. Built in Britannia range cooker with extractor hood over, dishwasher and fridge. Part vaulted ceiling with roof glazing. Two radiators.

Landing/Study

With window to the front and built in desk.

Bedroom 1 15' 10" x 13' 10" (4.83m x 4.21m)

Impressive timber clad vaulted ceiling with exposed roof trusses. Window to the side and built in range of fitted wardrobes.

En-suite 6' 7" x 5' 11" (2.0m x 1.8m)

With low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

Family Bathroom 8' 4" x 6' 0" (2.54m x 1.84m)

Bathroom suite comprising low level WC, wash hand basin and panelled bath with shower over, heated ladder towel rail.

Bedroom 2 10' 9" x 8' 3" (3.28m x 2.51m)

With full width window, radiator and built in wardrobe.

Bedroom 3 12' 6" x 9' 10" (3.81m x 3.0m)

With window, built in wardrobe and radiator.

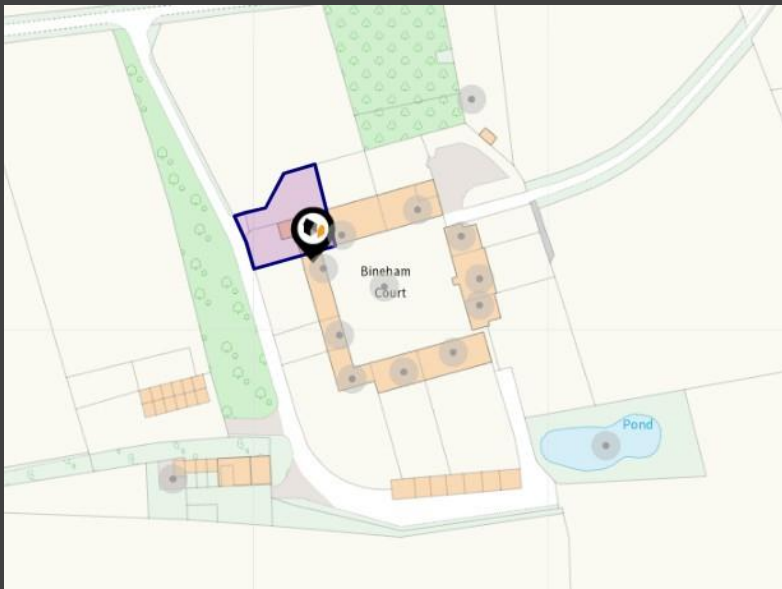
Outside

The property can be approached from two sides with one front door accessed from the central communal courtyard and the other from the parking and garage area. A shared driveway leads to a private parking bay and garage, a pedestrian gate leads to the private stone walled garden. The garden is well stocked with various flower and shrub areas along with gravelled path ways and patio.

Garage 16' 5" x 12' 0" (5.00m x 3.66m)

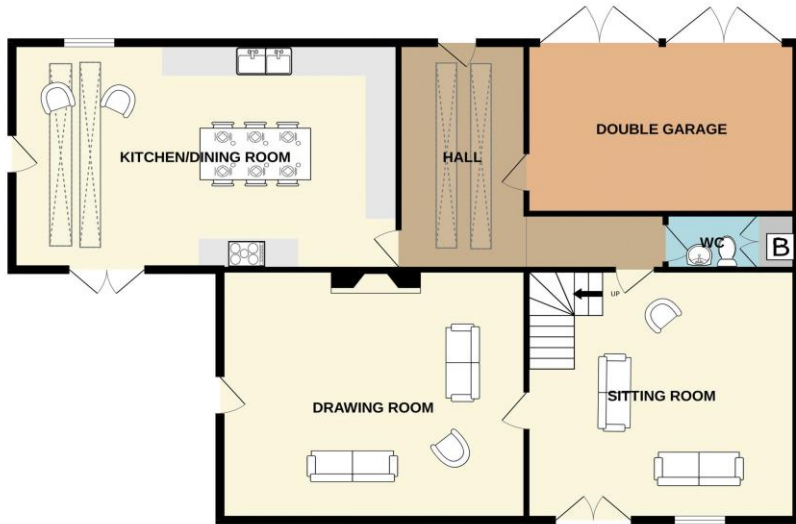
With two sets of garage doors, power, light and plumbing for a washing machine and tumble dryer.



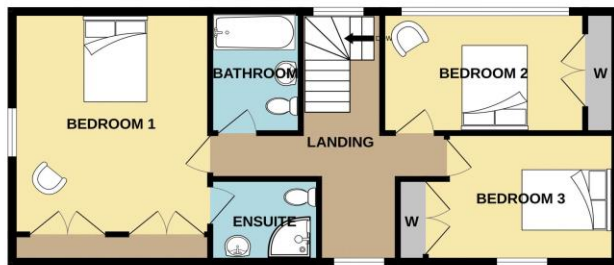




GROUND FLOOR
1439 sq.ft. (133.7 sq.m.) approx.

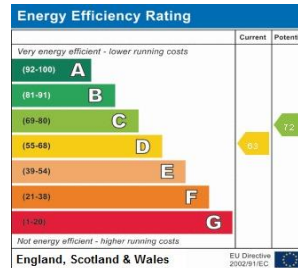


1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 2117 sq.ft. (196.7 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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