

# Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



## Glencroft, East Stoke, Stoke-sub-Hamdon, Somerset TA14 6RQ

**£450,000**

Towers Wills are delighted to bring to market this substantial four-bedroom detached family home, situated within the sought-after village of East Stoke, nestled between the picturesque villages of Montacute and Stoke sub Hamdon. Offered to the market with no onward chain, the property occupies a generous plot with large gardens, far-reaching countryside views, ample driveway parking and a triple garage. Whilst requiring some modernisation, the home offers spacious accommodation and an excellent opportunity to create a truly stunning village residence.

## Accommodation:

Entrance Hall

Radiator, under-stairs storage cupboard.

Downstairs WC

Double glazed window to side, wash hand basin and WC.

Kitchen – 4.09m x 3.65m

Double glazed windows to front and side, two-bowl stainless steel sink/drain, radiator, integrated electric hob with extractor over, integrated electric oven and space for washing machine. Large serving hatch to dining room.

Storeroom – 4.32m x 3.06m

Door to rear and double glazed window to front. Agent's Note: Potential for conversion to a home office, utility or additional reception room.

Dining Room – 3.52m x 3.65m

Double glazed window to rear, radiator, and serving hatch to kitchen.

Sitting Room – 6.08m x 3.94m

A spacious main reception with two radiators, double glazed window to front, double glazed patio doors opening to the rear garden and gas fireplace.

First Floor

Landing

Double glazed window to rear, loft hatch and airing cupboard housing tank.

Bedroom One – 4.59m max x 4.68m max

Double glazed window to front, wash hand basin and built-in wardrobe.

Bedroom Two – 2.93m x 3.92m

Double glazed window to front.

Bedroom Three – 3.04m x 3.94m

Double glazed window to rear with stunning countryside views.

Bedroom Four – 3.05m x 3.65m

Double glazed window to rear with further countryside views and built-in wardrobe.

Shower Room

Double glazed window to front, shower cubicle, wash hand basin, WC and wall-mounted electric heater.

## Outside

Front Garden

Largely laid to lawn with pond, pedestrian gate, and outside tap.

## Key Features

- Detached Four-Bedroom Family Home
- Sought-After Village Location
- Generous Plot with Countryside Views
- Triple Garage & Ample Off-Road Parking
- Four Double Bedrooms & Shower Room
- NO ONWARD CHAIN

## Contact Us

### Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

### Rear Garden

Generous in size and enjoying far-reaching countryside views, mainly laid to lawn with large driveway area offering ample parking in front of triple garage and tin shed.

Agent's Note: vendor advises of a covered well within the garden (not in use).

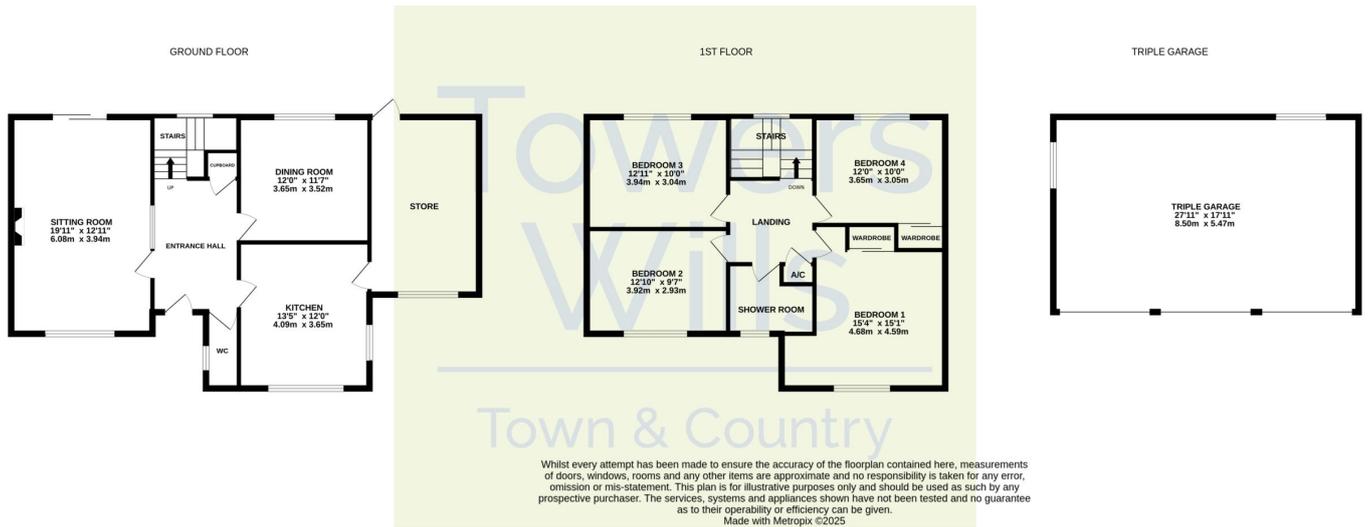
### Triple Garage – 5.47m x 8.50m

With one electric up-and-over door plus two up/over doors, power & light and double glazed windows to rear and side.

A rare opportunity to acquire a substantial family home in this sought-after village location, offering scope for modernisation and set within large grounds with countryside views. Early viewing is strongly advised.



# Floor Plan



Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view

**Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)