

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



**DRAGONFLY HOUSE, HENLEY, LANGPORT, SOMERSET, TA10 9BG**



## **DRAGONFLY HOUSE**

**Henley, Langport, Somerset, TA10 9BG**

*Langport 4 miles, Street 6 miles, Somerton 8 miles, Taunton 15 miles*

A well-proportioned detached village house, set within a small and desirable rural hamlet between Langport and Somerton, occupying a generous plot approaching 0.25 acre and offered with no onward chain.

### **Summary**

A spacious and light-filled home providing well-balanced accommodation including a triple-aspect sitting room, kitchen with adjoining conservatory, three double bedrooms and family bathroom.

Externally the property benefits from ample driveway parking, a garage and storeroom, established gardens and enjoys a peaceful, rural outlook.

### **Accommodation**

The property is entered via a central hallway with tiled flooring, staircase rising to the first floor and a useful storage cupboard beneath.

The sitting room is a particularly appealing reception space, enjoying a lovely triple aspect which allows for an abundance of natural light throughout the day. A fireplace with wooden mantel and inset wood burning stove provides a focal point, creating a warm and inviting atmosphere.

The kitchen is fitted with a range of matching wall and base units with work surfaces over and a stainless steel sink. Integrated appliances include a Neff eye-level double oven and hob, with space and plumbing for further appliances including a dishwasher and fridge/freezer. A built-in pantry provides additional storage and houses plumbing for a washing machine.

Windows to both the side and rear elevations enhance the light, whilst the adjoining conservatory offers a pleasant additional reception space, fully double glazed and opening directly onto the garden.

On the first floor, the landing benefits from a large window to the front, affording attractive far-reaching views across surrounding countryside and continuing the flow of natural light within Dragonfly House. There is access to the loft space and an airing cupboard housing the hot water cylinder.

There are three well-proportioned bedrooms, all comfortable doubles. The family bathroom is fitted with a white suite comprising a panelled bath with electric shower over, WC and pedestal wash basin, complemented by half-height wood panelling and a frosted window to the rear.





### Outside

The property occupies a generous plot approaching 0.25 acre, with beautiful, well stocked gardens extending to the front, side and rear. To the front, a driveway provides extensive parking and leads to a single garage with up-and-over door, power, light and a personal door to the rear.

The rear garden is a particular feature of the property, being predominantly laid to lawn and interspersed with a variety of established shrubs, borders and planting. There are fruit trees, a vegetable plot and a seating area, offering excellent scope for keen gardeners.

Backing onto open fields, the rear garden enjoys a peaceful and private setting with attractive rural views, making it an ideal space for both relaxation and family use. Additional outbuildings include a useful store, a separate shed and a gardener's WC.

### Location

Henley is a small and attractive rural hamlet, conveniently positioned between the market town of Langport and the thriving centre of Street. Langport offers a range of day-to-day amenities including independent shops, supermarkets, medical facilities and schooling, with further facilities available in Street.

The area is well served by a selection of well-regarded schools, both state and independent, including Millfield, Wells Cathedral School, Taunton School and King's School, Bruton, all within reasonable commuting distance.

The larger regional centres of Taunton, Yeovil and Bridgwater are all easily accessible, offering a wider range of facilities. Mainline rail services are available from Taunton, Yeovil and Castle Cary, whilst the M5 motorway can be accessed at Junctions 24 and 25.

### Tenure and Services

Freehold. Not listed. Mains electricity & water connected. Oil fired central heating. Private drainage via septic tank. Somerset Council – Tax Band D. EPC rating – D.

**What3words:** ///nips.charm.diplomat

### About the general area

Langport is an historic town alongside the River Parrett which was the Roman accesway to Avalon and later the invading Danes. It was also the site of an important battle in the Civil War. It's now an idyllic small Somerset town which has changed little over the years which gives it great charm and character. Individual shops remain without large chain outlets other than the useful Tescos. It also has very pleasant and popular cafe/restaurants alongside the river much used by walkers and nowadays cyclists as well as the local townspeople.





The surrounding countryside is absolutely beautiful and is accessible with many footpaths and bridleways. It is also ideal for cycling with its small lanes and little traffic (see Somerset Cycle Route). Communications are excellent via the M5 motorway linking the north and south and the A303 to the east and west. Nearby Castle Cary provides a fast train link to London Paddington. .

### **Important Notes**

*Please see all the notes below – particularly referring to identity and AML requirements*

### **Identity verification & Anti Money Laundering (AML) Requirements**

*As Estate Agents we are required by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property.*

*We are required to use a specialist third party service to verify the purchaser(s) identity. The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted and our purchaser information forms completed, prior to issuing Memorandum of Sales to both sellers and buyers and their respective conveyancing solicitors. This is a legal requirement and the charge is non-refundable.*

### **Property Details**

*Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.*

### **Viewings**

*Interested parties are advised to check availability and current situation prior to travelling to see any property. All viewings are by appointment with the Agents. Roderick Thomas, London House, New Street, Somerton TA11 6NU*

### **P.S. A few extra comments**

*Mortgages – we can help.*

*Bridging loans – We can help.*

*Moving house is complicated and stressful when a sale and purchase needs to be tied together in terms of finance and timing.*

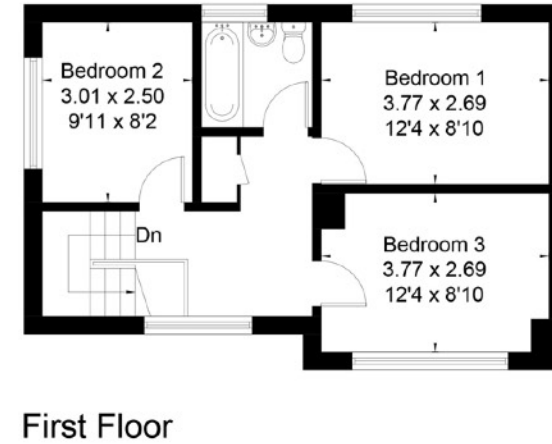
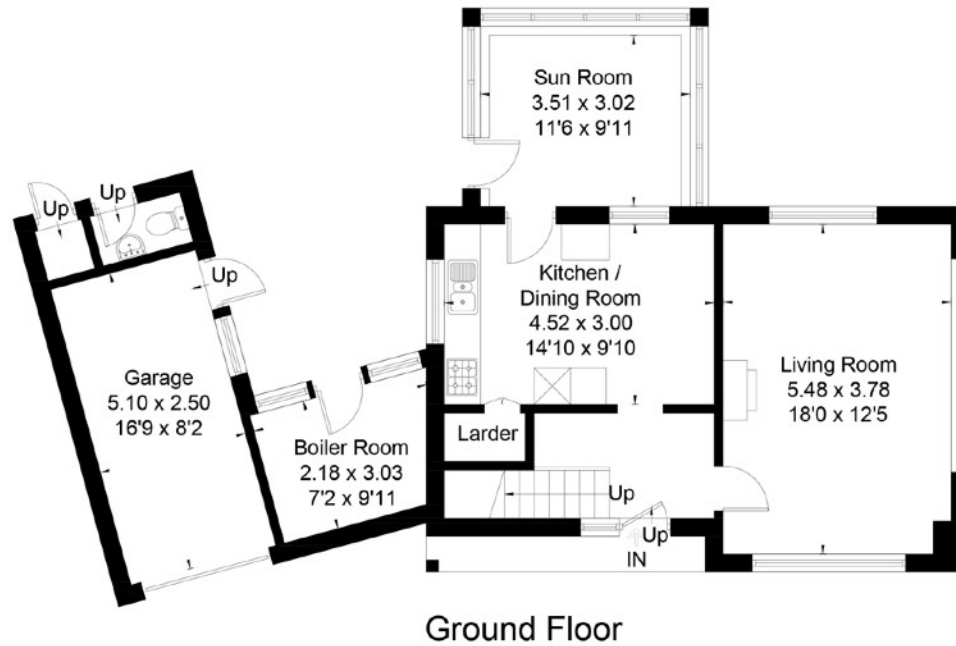
*Sometimes we can negotiate an agreement to suit both sellers and buyers.*

*Sometimes a bridging loan can solve problems and remove stress.*

*Call us for information on any of these points.*



Approximate Floor Area = 99.1 sq m / 1067 sq ft  
Outbuildings = 21.2 sq m / 228 sq ft  
Total = 120.3 sq m / 1295 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106177

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