



Symonds  
& Sampson

4 South Street  
Hinton St. George, Somerset

# 4 South Street

Hinton St. George  
Somerset TA17 8SW

Set in an idyllic and picturesque village, this lovely semi has been much improved and sits in a good size plot with family-friendly gardens.



- Picturesque village location
  - Backing onto fields
- Close to village facilities and countryside walks
  - Attractive, well-presented accommodation
- Useful utility room and adjoining ground floor shower room
  - Unrestricted roadside parking in village lane
  - Good size timber workshop and further storage

Guide Price **£335,000**

Freehold

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## THE PROPERTY

Set in one of the area's most desirable villages, this attractive semi-detached home has been thoughtfully upgraded by its current owners and enjoys an elevated position alongside a peaceful village lane. Boasting generously sized front and rear gardens, it is ideal for young families or keen gardeners, while also offering excellent potential for future extension, subject to planning permission.

## ACCOMMODATION

The entrance hall features durable and stylish LVT flooring, ideal for little feet and muddy paws, which continues seamlessly into the kitchen. A bespoke built-in cupboard provides convenient storage for coats and shoes. The dual-aspect living room is generously proportioned, filled with natural light throughout the day, and boasts a charming period-style fireplace and picture rail that add character and warmth.

The kitchen/breakfast room is beautifully fitted with cream shaker-style units and travertine tiling, with the electric range cooker included in the sale. An alcove offers space for an upright fridge freezer, and there is additional room for a dishwasher, thanks in part to a separate utility room. This utility area provides ample space for a washing machine and tumble dryer, as well as a cupboard housing the central heating boiler.

A spacious and practical downstairs shower room is conveniently located near the back garden door, making it ideal for washing off after outdoor activities or cleaning up four-legged family members. It features a modern white suite with a generous double shower cubicle, W/C, and vanity wash hand basin.

Upstairs, most rooms benefit from pleasant views over the village and surrounding countryside. The main bedroom is large and includes built-in alcoves for storage. The second double bedroom currently serves as a guest room and office, while the third bedroom is a charming single with a lovely outlook.

The bathroom has been updated while retaining its period charm, featuring tongue-and-groove panelling, a shaker-style shelf, and a heritage-style suite.

Dual-aspect windows flood the room with light, and the panelled bath comes with a mains shower and glass screen, with attractive tiling to splash prone areas.

## OUTSIDE

Positioned at the end of the terrace, the property is approached from the lane via a shared footpath. The front garden, enclosed by a low fence and gate, is generously sized and provides a pleasant space to sit and enjoy the sun, while its elevated setting offers an attractive outlook over the lane. A side pathway leads to a gate, giving easy access to the rear garden.

The rear garden is a standout feature, offering a generous space with areas to enjoy sunshine throughout the day. It is mainly laid to lawn, gravel, and hardstanding, with a paved path extending to the far end. A mature tree adds year-round character and provides welcome shade during the summer months. To the rear, there is a substantial timber workshop/storage shed along with a second timber shed—both equipped with power - and a smaller timber shed for garden tools.

## SITUATION

Hinton St George is generally regarded as one of the most sought-after villages in the area. The village is made up primarily of period houses and cottages, built using the local hamstone - renowned for its mellow colour and visual appeal.

The village centre is a real gem and much of it is designated a Conservation Area. The village is peaceful and carries no through traffic of any significance. There is a lovely pub "The Lord Poulett Arms", excellent village shop, and an active 14th century church. All of which lie within walking distance. For those with small children there is also a small and well-respected Primary School and Pre-School within the village. The surrounding countryside offers plenty of public footpaths and bridleways, and the property lies close to the village's very own Jubilee Wood, with over 3000 trees, shrubs and apple trees.

Hinton St George lies within easy reach of the market town of Crewkerne with its mainline station and Waitrose supermarket. The A30 and A303 are also within c.5-10 minutes' drive of the property.

## DIRECTIONS

What3words/////behave.equivocal.define

Once in South Street, the property is accessed across the shared footpath from the end of the row.

## SERVICES

Mains electricity, gas, water and drainage are connected.

Superfast broadband is available. There is mobile coverage at the property. Please refer to Ofcom's website for further information.

## MATERIAL INFORMATION

Somerset Council Tax Band B

Please note, the property was subject to a section 156A notice for a period of 10 years from 18th August 2017. For any disposals of the property in this ten year period, contact must be made with Abri to ensure that they don't want to buy the property back. If they don't, the owner is free to sell on the open market and Abri will provide the certificate of compliance confirming this to a buyer's solicitor at a cost of £60. Abri have confirmed that they currently have no business provision to buy the property at this time and therefore the property can be sold on the open market. After 19 August 2027, there will be no further obligation on the owner to offer the property back to Abri in the first instance.



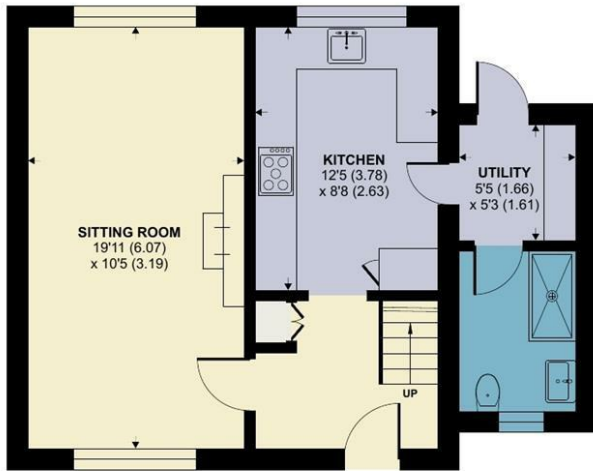
Energy Efficiency Rating	
Very energy efficient (lowest carbon dioxide emissions)	Least energy efficient (highest carbon dioxide emissions)
A	G
B	F
C	E
D	D
E	C
F	B
G	A

England & Wales  
EU Directive 2002/91/EC



## South Street, Hinton St. George

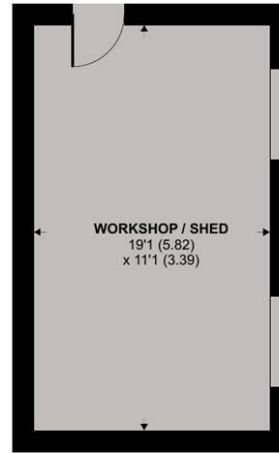
Approximate Area = 855 sq ft / 79.4 sq m  
 Outbuilding = 212 sq ft / 19.6 sq m  
 Total = 1067 sq ft / 99 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1425650



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