



## NAMASTE, PUDDLETOWN

Haselbury Plucknett, TA18 7NZ

Price Guide £650,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

An impressive four bedroom detached home built in 2006 by a local, reputable developer. The property benefits from ample driveway parking, double garage, a beautiful garden and stunning view across countryside. In brief the accommodation comprises entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room and a utility room. Upstairs, four double bedrooms, ensuite and dressing room to the master and a family bathroom.



## Situation

Haselbury Plucknett pretty village, which has an active community. Village facilities include an excellent restaurant/public house, two churches and a popular Primary School. Two miles South of Haselbury you will find North Perrott village farm shop. Situated close to the Dorset border, the village is in striking distance of the neighbouring towns of Crewkerne, Beaminster and Yeovil, all of which have excellent shopping facilities, along with good schooling, doctors and dentists' surgeries. Mainline rail services (London – Waterloo 2½ hours) are available from the Crewkerne and Yeovil stations.

## Local Authority

Somerset Council Council Tax Band: F  
 Tenure: Freehold  
 EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

With a window to the front aspect. Radiator, wooden flooring, coving, stairs rising to the first floor and a storage cupboard under.

## Cloakroom

With a window to the front aspect. Suite comprising low level WC, wash hand basin with tiled splashbacks, coving and a radiator.

## Sitting Room

21'10" × 13'0" (6.68 × 3.98)

With a window to the side aspect and french doors to the rear opening out into the garden. Open fire, coving and two radiators.

## Dining Room

13'0" × 9'4" (3.97 × 2.87)

With a window to the front aspect, wooden flooring, coving and a radiator.

## Kitchen/Breakfast Room

16'4" max × 15'3" (4.99 max × 4.66)

With a window to the rear aspect and french doors opening out into the garden. Fitted kitchen comprising wall and base units, drawers and granite work surfaces over. One and a half bowl sink/drainers, dishwasher, Neff microwave and a range-master stove with an extractor fan over. Space for fridge/freezer. Radiator, spotlights, wooden flooring and tiling to all splash prone areas.

## Utility Room

9'5" × 5'9" (2.89 × 1.76)

With a window to the front aspect and a door to the side. Wall and base units, work surfaces over, stainless steel sink/drainers, space for washing machine, under counter fridge/freezer, oil fired central heating boiler, radiator and tiling to all splash prone areas.

## Landing

With a window to the front aspect. Double doors to the airing cupboard, coving, radiator and access to the loft.

## Master Bedroom

23'2" × 12'11" (measurements inclusive of wardrobe (7.07 × 3.96 (measurements inclusive of wardrobes a)

With a window to the rear aspect, stunning views across countryside. The master bedroom is accessed via a dressing area, ample built in wardrobes and a radiator.

## Ensuite

With a window to the side aspect. Suite comprising panelled bath, separate shower cubicle, low level WC, wash hand basin, radiator, extractor fan and tiling to all splash prone areas.

## Bedroom Two

11'10" × 11'1" (3.62 × 3.39)

With a window to the front aspect, built in wardrobes and a radiator.

## Bedroom Three

11'10" × 9'6" (3.61 × 2.90)

With a window to the rear aspect, stunning views across countryside and a radiator.

## Bedroom Four

9'7" × 9'4" (2.94 × 2.86)

With a window to the front aspect and a radiator.

## Bathroom

With a window to the rear aspect. Suite comprising panelled bath, separate shower cubicle, low level WC, wash hand basin, radiator, extractor fan and tiling to all splash prone areas.

## Outside

To the front there is an area of lawn, ample driveway parking leads to the double garage. To the rear, the garden is a lovely size and backs onto farmland/countryside. The garden is mainly lawn to lawn with wild flower areas, a pleasant shingle seating area, pond and patio abutting the rear of the property. Side access to the front and a pedestrian door into the double garage.

## Double Garage

19'6" × 17'9" (5.96 × 5.42)

Up and over door, light and power.

## Agents Note

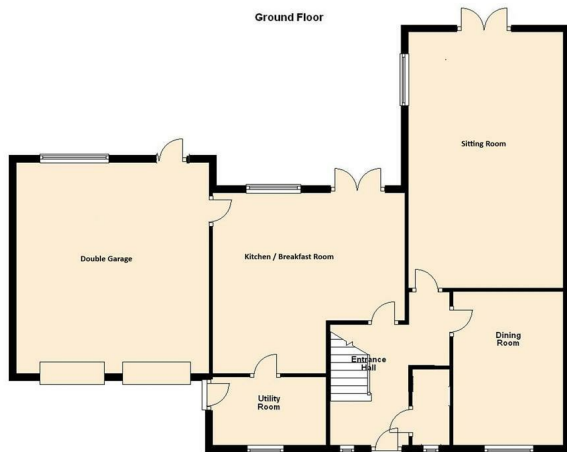
Council Tax Band - F. Mains water, drainage and electricity. Oil fired central heating.











TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
 Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

