



The Hatch

Hermitage Road, Upton, TA10 9NL

George James PROPERTIES

EST. 2014

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Guide Price - £550,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

The Hatch is a lovely Grade II listed detached cottage situated in this popular village with pleasant views across neighbouring countryside. This delightful cottage is beautifully presented and offers many original character features including exposed beamed ceilings and inglenook fireplace. Accommodation includes a large main reception room, office and kitchen/breakfast room with AGA. There are three double bedrooms and two bathrooms. Outside there are gardens to either side of the house with a large off road parking area.

Amenities

Upton is a small village situated within a mile of the sought-after village of Long Sutton. Long Sutton is a popular South Somerset village which offers local facilities which include the village hall, well-stocked village shop with post office, church, very popular Devonshire Arms pub/hotel, and the well-patronised Long Sutton Golf Club (less than 1 mile distance). There is also an active cricket club, children's playground and tennis courts. Within the village there is a farm shop with café and a cider farm with taproom, all within comfortable walking distance. The very well-respected Primary School has a Breakfast Club and an After School Club for pupils. More facilities are available either at Somerton (about 3 miles to the north) or Langport (3½ miles to the west). The county town of Taunton is approx. 16 miles away with its comprehensive shopping, scholastic and recreational facilities, and the towns of Yeovil, Bridgwater, Street and Glastonbury are all in easy reach. Bristol and Bath are within commuting distance for many. The M5 can be accessed at Junction 25 (Taunton) or Junction 24 (Bridgwater).

Services

Mains water, electricity, gas and drainage are all connected. Gas fired central heating. Council tax band D.

what3words

///worthy.puddings.bats



Sitting Room 28' 1" x 16' 11" (8.57m x 5.16m)

With windows to both the front and rear, main front entrance door. Exposed ceiling beams and impressive inglenook beamed fire place housing cast iron stove, there is a further fireplace at the other end of the room also housing a cast iron stove.

Study 16' 11" x 9' 3" (5.16m x 2.83m)

With door to the garden and two windows to the side.

Kitchen 17' 1" x 11' 2" (5.21m x 3.41m)

With windows to both the front and rear, range of kitchen units with beech work surfaces over, single drainer stainless steel sink unit with mixer tap, space for dishwasher, fitted AGA, and quarry tiled floor. A door from the kitchen leads to the outside dining area.

Landing

A stone staircase from the sitting room leads to the landing, window to the rear and built in storage cupboard.

Bedroom 1 11' 3" x 9' 1" (3.42m x 2.77m)

With window to the rear, the bedroom opens into a dressing area with built in wardrobes and wash hand basin, door leading to -

En-suite Shower Room

With low level WC, shower cubicle with mains shower.

Bedroom 2 17' 2" x 11' 1" (5.22m x 3.38m)

With windows to the front and rear, an open tread stair case leads to an attic area.

Bedroom 3 14' 2" x 9' 1" (4.31m x 2.78m)

Window to front, open tread stair case which leads to an attic area.

Bathroom

With window to rear, low level WC, wash hand basin and panelled bath.

Outside

Vehicular access from the lane leads to a large parking area with a gate leading to a lawned garden.

Outside Dining Area 13' 9" x 9' 9" (4.18m x 2.96m)

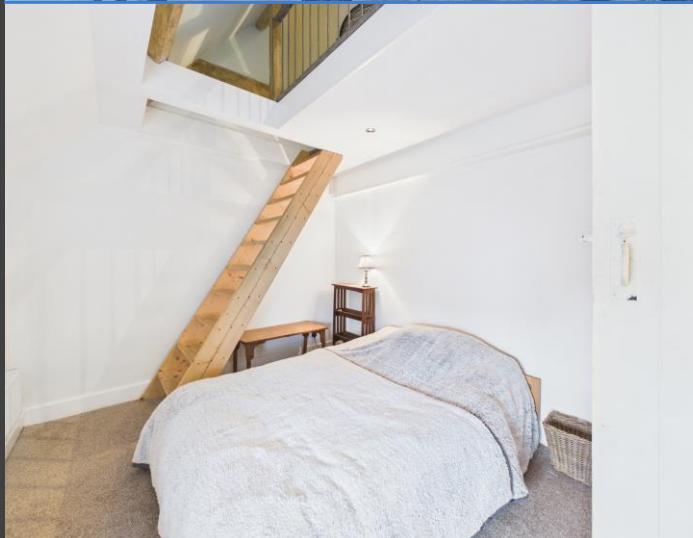
This covered area overlooks the garden and has access from the kitchen, the doorway leads to -

Utility room 10' 1" x 9' 10" (3.08m x 3.0m)

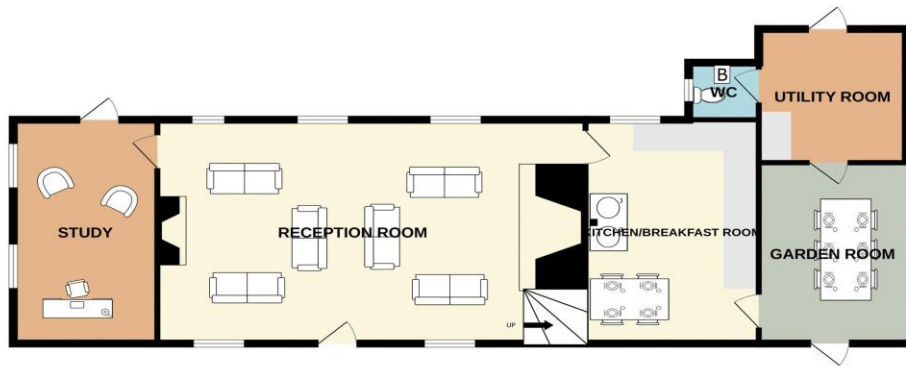
With door to the rear and space and plumbing for a washing machine and tumble dryer, door to -

WC

With low level WC and wall mounted gas boiler.



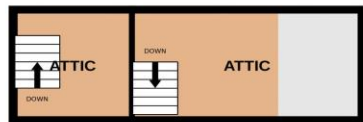
GROUND FLOOR
95.5 sq.m. approx.



1ST FLOOR
59.4 sq.m. approx.



2ND FLOOR
17.7 sq.m. approx.



TOTAL FLOOR AREA : 172.7 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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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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