

Symonds
& Sampson



3 Orchard View

Stembridge, Martock, Somerset

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Stembridge
Martock
Somerset
TA12 6GB



- Stunning modern home
- Very high specification throughout
- Attractive gardens to the front and rear with a view of the famous Burrow Hill
- Private protected area of orchard to the front
 - Very select cul-de-sac and private road
 - Early viewing advised

Guide Price **£595,000**

Freehold

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THE DWELLING

This very high-quality, 5-year-old property lies in a select cul-de-sac, enjoying the benefits of a private road of just five properties in this always popular village.

The house, which is constructed of natural ham stone, has feature barn-style doors. The property has wooden double glazing throughout, which is still under warranty. All internal doors are solid oak, heating via an air source heat pump and engineered oak floors to the whole ground floor.

The house benefits from additional insulation, making it very efficient, eco-friendly and cost-effective to run.

This is the first home to come to the market in Orchard View since its construction; therefore, we advise an early viewing to avoid disappointment.

ACCOMMODATION

A timber entrance door has a feature glazed area with wooden louvre blinds, which flood the house with natural light on entering. This leads to the reception hall, with a staircase rising to the first floor, with a large understairs cupboard with plenty of hanging space for coats and an attractive cloakroom with a white suite.

The sitting room is dual aspect and has bifold doors to the rear opening onto the patio and garden area. A central feature is an attractive wood burner, and an additional window at the front offers a pleasant view overlooking the orchards.

The kitchen/dining/living room is a generous size with a comprehensive range of solid oak worktops with grey doors and stainless-steel door furniture. The fitted appliances include a four-ring hob with splashback and stainless-steel cooker hood, double oven, integrated washer/dryer and dishwasher. There is also an attractive Belfast sink with a mixer tap. A good number of wall cupboards, base units with drawers and cupboards under with an island unit with a breakfast bar. Feature lighting has been added to great effect.

The first floor benefits from taller ceilings and gives the property an elegant and spacious feel.

The landing has a loft hatch to the roof space and a large airing cupboard. The master bedroom is dual aspect and enjoys views over the orchard with a large en-suite shower room with a white suite and double shower cubicle.

There are two further double bedrooms and a stunning bathroom fitted with a white contemporary suite and free-standing slipper bath with pedestal tap and shower attachment.





OUTSIDE

To the rear of the property, there are good-sized gardens being laid to lawn, two patio areas, a summerhouse with power opening onto a covered seating area and a barbecue area. There is also a potting shed, well stocked borders, all enclosed by lap panel fencing.

The garden is secure with a side gate which opens onto a footpath allowing access to the side of the property. This also makes a useful area for storage of bins etc.

At the front of the property is parking for two vehicles in the driveway, which leads to a further covered/seating area. A lovely sunny spot to enjoy the view of the protected orchard.

Additional parking is at the front of the property for two further vehicles, exclusive to residents' use only. An additional 'invisible' parking space has been created in the far corner of the orchard.

There is a workshop/garage area with light and power connected, and an additional useful utility area with a sink unit with a door opening onto the garden.

This property enjoys the benefit of having an additional area of orchard (only 1 of 3), which is exclusive to this property. When sitting here under the apple trees overlooking a further orchard area, you get a real feeling of peace and tranquillity that only owning your own orchard can bring.

An additional seating area with a fire pit means the view of the famous Burrow Hill can be enjoyed from here. This can also be seen from the back garden.

There is also a super-fast electric vehicle charging point in the garage/store.

SITUATION

Stembridge is surrounded by its famous cider apple orchards - indeed, Julian Temperley's Somerset Cider Brandy Company is close by at Burrow Hill and a view

of this can be seen from the garden and private orchard. Stembridge has a public house, The Rusty Axe and primary schools in the village at Kingsbury Episcopi, which both lie within the catchment area of the popular Huish Episcopi Academy.

Stembridge adjoins Kingsbury Episcopi, which offers local facilities including The Wyndham Arms, a community shop and café, recreation ground, St Martin's church and the Methodist chapel. The larger villages of South Petherton and Martock, and the market town of Langport, are all about a ten/fifteen-minute drive away; each has a range of amenities.

The administrative town of Yeovil is about 12 miles away, where there is a comprehensive range of recreational and educational facilities. The county town of Taunton is about 15 miles away with access to the M5 Motorway and a fast InterCity rail link. There is also easy access to the A303.

DIRECTIONS

What 3 words: ///drive.economics.wizards



SERVICES

Air source heating provides under-floor heating to the ground floor and electric heating to the first floor. Mains drainage, water and electricity, ICW 10-year structural warranty.

There is a ten year warranty for the double glazing (windows, front door and bi-fold patio doors).

MATERIAL INFORMATION

The apple trees have existing TPOs, whilst access to the property is via a private road, which applies to all five homes.

Council Tax Band: E

Flood Risk: Very Low

Restrictive Covenants: Please enquire for more information. Restrictions include: No more than two domestic pets, No to park caravans, trade vehicles, etc.



Orchard View, Stembriage, Martock

Approximate Area = 1437 sq ft / 133.5 sq m

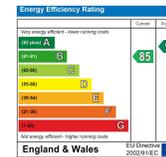
Outbuilding = 256 sq ft / 23.7 sq m

Total = 1693 sq ft / 157.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Symonds & Sampson. REF: 1432292



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