



Apple Tree House

2 Alford Court, Hambridge, TA10 0BS

George James PROPERTIES
EST. 2014

Apple Tree House

2 Alford Court, Hambridge, TA10 0BS

Guide Price - £685,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

Apple Tree House is an impressive, luxury detached residence, built in 2017 by a local builder and forming part of an exclusive development of just six individual homes within the peaceful village of Hambridge. Beautifully presented throughout, the property offers spacious and versatile accommodation ideally suited to modern family living. A particular feature of the home is the underfloor heating throughout all internal rooms, together with breath-taking panoramic views to the rear. The ground floor comprises a generous living room, a superb open-plan kitchen/dining/family room, separate study, utility room and WC. To the first floor are four well-proportioned bedrooms, including a master bedroom with en-suite shower room and walk-in wardrobe, together with a second en-suite bedroom and a contemporary family bathroom. Outside, the property benefits from ample driveway parking for several vehicles to the front. The rear garden has been thoughtfully designed with a nature-focused approach, incorporating lawned areas, hedge borders, a wild garden section and a raised patio perfectly positioned to enjoy the far-reaching countryside views. An additional standout feature is the attached studio accommodation, currently arranged as a beauty treatment room with its own entrance and shower room, offering excellent potential for home/business use, guest accommodation or additional workspace. Combining high-quality finishes, flexible accommodation and a peaceful village setting, Apple Tree House is a superb modern home in an enviable location. The property is being offered with the benefit of no onward chain.

Amenities

Hambridge is a popular rural village offering a range of local amenities including a primary school, public house, village hall and church. The main A303 trunk road is located a short distance away providing easy access to London/Exeter, as does the M5 which is easily accessible. A more comprehensive range of amenities can be located in the nearby towns of Yeovil and Taunton including supermarkets, mainline railway stations and hospitals.



Services

Heating via air source heat pump with underfloor heating to all internal rooms, including the shower room of the studio. Mains water, electricity and drainage connected. Council Tax Band F.

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Agents Note

The private road is maintained by a residents association to which all 6 properties contribute £125 per annum towards any upkeep.

Entrance Hall

With composite front door leading to entrance hall, engineered oak wood flooring with underfloor heating, stairs rising to first floor.

WC

With underfloor heating, extractor fan, close coupled WC, corner sink.

Living Room 25' 11" x 13' 1" (7.90m x 4m)

With engineered oak wood flooring with underfloor heating, window to front, French doors to rear garden, feature fireplace on slate hearth with wood burning stove.

Kitchen/Diner/Family Room 25' 6" x 15' 11" (7.77m x 4.84m)

With bi-folding doors to rear with stunning views, windows to front and rear, underfloor heating. Range of matching wall and base units with electric oven and 5-ring range, wine fridge, one and a half sink with drainer, bin storage cupboard, integrated dishwasher and fridge/freezer.

Utility Room 10' 6" x 5' 3" (3.2m x 1.6m)

With door and window to front, underfloor heating, storage cupboard, single sink with drainer, range of matching wall and base units, space for washing machine and tumble dryer, integrated freezer.

First Floor Landing

With window to front, access to attic (with boarding, ladder and lighting), large airing cupboard with storage.

Bedroom One 15' 5" x 10' 6" (4.70m x 3.2m)

With window to rear allowing for stunning views, underfloor heating, walk in wardrobe with lighting.

Ensuite Shower Room

With extractor fan, underfloor heating, chrome heated towel rail, walk in shower, vanity sink and WC with heated mirror over.

Bedroom Two 12' 2" x 9' 10" (3.7m x 3m)

With window to front, underfloor heating, built in wardrobe.



Ensuite Shower Room

With extractor fan, underfloor heating, walk in shower, chrome heated towel rail, vanity sink and WC.

Bedroom Three 13' 1" x 10' 2" (4m x 3.1m)

With window to rear allowing stunning views, underfloor heating.

Bedroom Four 9' 2" x 8' 6" (2.8m x 2.6m)

With window to front, build in wardrobe, engineered oak wood flooring with underfloor heating.

Family Bathroom

With frosted window to side, underfloor heating, chrome heated towel rail, extractor fan, double length walk-in shower, bath, vanity WC and sink with heated mirror over.

Apple Tree Studio

Hallway

With electric ladder radiator, access to attic.

Main Reception Room 12' 11" x 9' 5" (3.93m x 2.88m)

Currently used as a treatment room, but would suit a variety of needs. With modern electric heater and French doors to the garden.

Shower Room

With frosted window to front, under floor heating, electric ladder radiator, close coupled WC, shower enclosure, extractor fan.

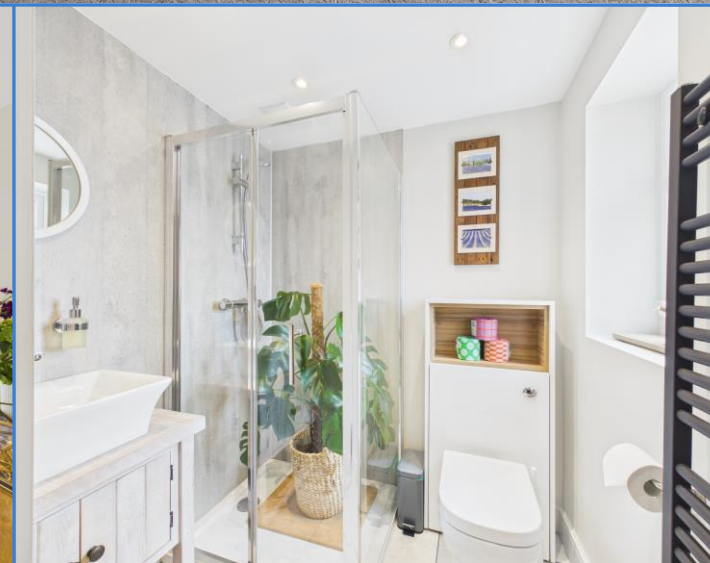
Outside

Front

To the front, a driveway with ample parking for several cars leads directly to the side door (entrance to utility) as well as the main front door and door to Apple Tree Studio. There is side access to the rear garden.

Rear Garden

A beautifully landscaped rear garden designed with a nature-focused theme, offering a peaceful and picturesque outdoor retreat. The garden features a well-maintained lawn bordered by hedges and fencing, along with practical additions including storage shed, a raised vegetable planter, wood store, outdoor electric sockets, and a tap. A raised patio seating area provides the perfect spot for relaxing or entertaining while taking full advantage of the breath-taking panoramic views across the rolling countryside, stretching as far as the eye can see.





GROUND FLOOR
101.8 sq.m. approx.



1ST FLOOR
72.3 sq.m. approx.



TOTAL FLOOR AREA: 174.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		92
81-91	B	84	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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