

Southcote

Huish Episcopi, Langport, TA10 9QP

George James PROPERTIES
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Guide Price - £775,000
Tenure – Freehold
Local Authority – South Somerset District Council

Summary
Southcote is a beautifully presented and substantial detached family home. The property has been greatly improved by the current owners including some reconfiguration of the accommodation and the addition of an impressive garden/day room. On entering the house you are welcomed by a large reception hallway with oak floor, there is a comfortable sitting room and dining room which could be a fourth bedroom with adjoining ground floor shower room. The heart of the house centres around the large open plan kitchen/dining room overlooking the gardens, this room opens to the lovely, bright triple aspect garden/day room. To the first floor there are three large double bedrooms and family bathroom. The generous principle bedroom has a large en-suite shower room. The house sits in half an acre of part walled gardens that sweep around the property with ample parking and large double garage.

Amenities
The property is conveniently situated on the edge of the town yet enjoys a private position with beautiful rural outlook. Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco supermarket, churches, bank, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form all within easy reach of the property. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway.

Services
Mains water, drainage, gas and electricity are all connected. Council tax band G. Gas fired heating to a mix of radiators underfloor heating to the main ground floor rooms.

What3Words
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Reception Hall
Part glazed door leads to entrance porch opening to the hall with oak flooring, stairs to the first floor and understairs storage cupboard.







Shower Room *8' 10'' x 5' 7'' (2.70m x 1.70m)*
With window to the front, low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

Dining Room/Bedroom 4 *14' 10'' x 12' 5'' (4.53m x 3.78m)*
With windows to the front and low sill window to the side. This room would suit as a ground floor bedroom with door leading to the shower room. (The door is in situ however currently blocked over)

Sitting Room *17' 10'' x 14' 11'' (5.43m x 4.55m)*
With windows to the side and patio doors to the garden. Open fireplace.

Kitchen/Breakfast Room *25' 2'' x 12' 10'' (7.67m x 3.90m)*
Formerly two rooms, the current owners have created this open plan area with low sill windows overlooking the garden. Modern base and wall units with central island incorporating sink with boiling water tap. Integrated appliances include dishwasher, fridge, eye level double oven/warming drawer and four ring gas hob with extractor over.

Utility Room *11' 9'' x 11' 3'' (3.57m x 3.43m)*
With window to the front. Range of base and wall units, sink unit and space for washing machine. Door to the garage and built in pantry.

Garden/Day Room *21' 3'' x 12' 2'' (6.48m x 3.70m)*
This comfortable and bright room offers an all year round sitting room with windows overlooking the garden and French doors to the patio area.

Landing
Large gallery landing with window to the front and built in airing cupboard housing gas fired boiler and hot water cylinder.

Bedroom 1 *16' 8'' x 14' 10'' (5.08m x 4.52m)*
With windows to the side and rear. Built in cupboard.

En-Suite Shower Room *14' 9'' x 7' 6'' (4.49m x 2.28m)*
With windows to the front and side. Bathroom suite comprising low level WC, twin wash hand basins and large shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 2 *13' 7'' x 13' 1'' (4.13m x 4.00m)*
With windows to the rear and side. Range of built in wardrobes.

Bedroom 3 *13' 1'' x 11' 4'' (4.00m x 3.46m)*
With window to the rear.

Family Bathroom *11' 4'' x 8' 2'' (3.46m x 2.49m)*
With window to the front. Bathroom suite comprising low level WC, wash hand basin and panelled bath. Shower cubicle with mains shower. Heated Ladder towel Rail.













Outside
The property is approached via a vehicular gated entrance leading to a large gravelled driveway with ample parking and turning space. The house enjoys a private position behind a tall stone wall with gardens surrounding the property mainly to three sides with open lawned areas. There is a pergola and lean-to greenhouse against the front wall with raised vegetable beds and garden shed/store. Large trees and shrubs give the garden a feel of maturity with south facing patio and rural out look to the rear.

Garden Outbuilding *19' 11'' x 10' 0'' (6.08m x 3.06m)*
This Canadian timber outbuilding has power and lighting connected. Suitable as a workshop or hobbies room, children's play area or gym.

Double Garage *19' 3'' x 19' 2'' (5.86m x 5.83m)*
Up and over garage door and side pedestrian door. Door leads to a WC with low level WC and wash hand basin.

Agents Note
To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to improve visual presentation while maintaining an accurate representation of the home.









GROUND FLOOR
1834 sq.ft. (170.3 sq.m.) approx.

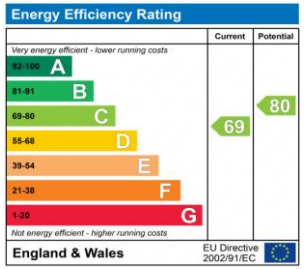


1ST FLOOR
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA : 2826 sq.ft. (262.5 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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