

Rolfe East



Little Norton, Norton Sub Hamdon, TA14 6TE

Guide Price £975,000

- HUGE FIVE BEDROOM DETACHED HOUSE IN PRESTIGIOUS HAMLET LOCATION.
- GREATLY EXTENDED AND MODERNISED TO A STYLISH STANDARD THROUGHOUT.
- SUPERB OPEN-PLAN KITCHEN FAMILY ROOM WITH EXCELLENT CEILING HEIGHTS.
- 3300 SQUARE FEET - MUST BE VIEWED INTERNALLY!
- LARGE GARDENS, PLOT AND PADDOCK EXTENDING TO 2 ACRES APPROXIMATELY.
- OIL-FIRED UNDER FLOOR & RADIATOR CENTRAL HEATING PLUS uPVC DOUBLE GLAZING.
- LOCATED ON THE EDGE OF HAM HILL COUNTRY PARK WITH EXCELLENT WALKS NEARBY.
- GATED SWEEPING DRIVEWAY PROVIDING EXTENSIVE PARKING.
- PLANNING PERMISSION PASSED FOR ADDITION OF BARN. SPACE TO ADD CARPORT ETC.
- SHORT DRIVE TO NEARBY YEOVIL AND SHERBORNE TOWNS PLUS A303 TRUNK ROAD.

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Chinkwell House Little Norton, Norton Sub Hamdon TA14 6TE

WITH TWO ACRES! 'Chinkwell House' is a simply superb, deceptively spacious, high specification, double-fronted, five bedroom, detached, extended, modern house (3300 square feet). This huge home is situated in the prestigious hamlet of Little Norton on the edge of Ham Hill Country Park. The house stands in a substantial plot, level gardens and paddock land extending to two acres approximately. The house also has planning permission passed to build a barn in the grounds. There are various current outbuildings. The house boasts extensive, private driveway with plenty of space to add a substantial garage or carport, subject to the necessary planning permission. The house is in excellent decorative order throughout, having been recently and extensively renovated and extended to a high specification. It offers an eclectic blend of country living features and contemporary open-plan living space. It benefits from double glazing and oil fired under floor heating and radiator central heating. The house has a fully hardwired network (with network points in most rooms) and a hardwired CCTV system. The highly flexible accommodation enjoys a good level of natural light from a sunny southerly aspect at the front and dual and triple aspects. It comprises entrance porch / boot room, large entrance reception hall, sitting room with cut Hamstone fireplace and cast iron log burning stove, dining room with feature glass wine cellar, huge open-plan kitchen family room, snug / office / occasional ground floor bedroom, utility room and ground floor WC / cloakroom. On the first floor, there is a large landing area, master suite comprising entrance hall, double bedroom, dressing room / bedroom and en-suite bathroom, second double bedroom with en-suite shower room, two further double bedrooms and a luxury family bathroom. There is a top village pub nearby as well as being within walking distance of some fabulous countryside walks at Ham Hill Country Park.



Council Tax Band: E



The pretty village of Norton- sub-Hamdon has many of its houses constructed from the distinctive Hamstone taken from nearby Ham Hill. The village has good amenities including a parish church, village hall, convenience store/post office, primary school and very popular village pub. Crewkerne is conveniently close by for all day to day requirements including regular direct services to Waterloo (2 hours 30 minutes). For air travel, the airports at Exeter and Bristol are both about an hour's drive away. The local area offers a wide choice of schools from both the state and independent sectors. The latter includes Perrott Hill, the Sherborne schools, Leweston and Hazlegrove. Both Bruton and Sherborne are a short drive away and have boutique high street and cafes, restaurants, Waitrose (Sherborne) and independent shops and schools. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is also a short drive to various mainline railway stations, making London Waterloo directly in just over two hours.

This property is ideal for aspiring families looking for somewhere pleasant to settle in this exceptional area. It also may appeal to the pied-a-terre market linked to London.

Pathway leads to front door. uPVC double glazed front door and side lights lead to

ENTRANCE HALL / BOOT ROOM: 11'2 maximum x 10' maximum. uPVC double glazed feature windows to the front and sides, quarry tiled floor, period style radiator. Oak double glazed front door leads to

RECEPTION HALL: 24'6 maximum x 34'10 maximum. A very impression reception greeting area providing a heart to the home, oak flooring, two radiators, staircase rises to the first floor, extensive fitted hall cupboards. Double glazed oak door leads to the driveway at the side. Oak glazed doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 26'9 maximum x 16'8 maximum. A generous main reception room enjoying a light triple aspect with large feature uPVC double glazed windows and doors overlooking the rear of the property, the side of the property and the front. Carved Ham stone period style fire surround and hearth with cast iron log burner. Two radiators, inset ceiling lighting and speaker system.

SNUG / OFFICE: 16'1 maximum x 11'11 maximum. Enjoying a light dual aspect with double glazed windows to the front and side, feature Ham stone chimney breast feature with cast iron log burning stove, radiator.

DINING ROOM: 14'9 maximum x 13'6 maximum. Of good proportions, able to accommodate large dining room table, double glazed window to the front, radiator, timber effect flooring. Double doors lead to fitted store cupboard, feature glass door leads to

WALK-IN WINE CELLAR: With extensive fitted wine racks and shelving, fitted cupboards, drinks cooler, light and power connected.

Oak doors from the entrance reception hall and from the dining room lead to

OPEN-PLAN KITCHEN / FAIMLY ROOM: 23'8 maximum x 17'7 maximum. A simply fantastic open-plan living space enjoying excellent ceiling heights and boasting an extensive range of period-style panelled kitchen units comprising solid marble worksurfaces, double ceramic Belfast sink with Quooker instant hot water tap over, a range of drawers, pan drawers and cupboards under, integrated Miele dishwasher, fitted five oven electric Aga with antique mirrored splashback, integrated full height fridge and freezer, a range of matching wall mounted cupboards and glazed display cabinets, under unit lighting, double doors lead to large fitted larder cupboard and retractable larder cupboard. Bespoke kitchen units by spillers of Chard, large island unit with marble worktop and breakfast bar with a range of drawers and cupboards under, fitted stainless steel Siemens electric oven and microwave steam oven, fitted recycling containers, Indian sandstone flagstone floor, four double glazed Velux ceiling windows with rain sensors, inset ceiling lighting. This impressive rooms enjoys a light dual aspect with uPVC double glazed windows to the front, fitted electric blinds, fitted speaker system, uPVC double glazed door

and feature window to the rear. Door leads to cupboard housing Worchester oil boiler. Oak door leads from the kitchen family room to

UTILTY ROOM: 11'7 x 8'7. An extensive range of Shaker-style units comprising solid oak worksurface, inset stainless steel sink bowl and drainer unit with mixer tap over, decorative tiled surrounds, a range of drawers and cupboards under, space and plumbing for washing machine and tumble dryer, radiator, integrated fridge and freezer, under unit lighting, a range of matching wall mounted cupboards, uPVC double glazed window to the rear, Indian sandstone flagstone floors, uPVC double glazed door to the side.

Oak door from the entrance hall leads to

CLOAKROOM / WC: 9' maximum x 3'6 maximum. Fitted low level WC, wash basin in worksurface, cupboards under, uPVC double glazed window to the rear, wall mirror, period-style radiator, extractor fan.

Oak staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 12'7 maximum x 9'9 maximum. An impressive landing stairwell, feature ceiling windows, radiator. Oak doors lead off the landing to the first floor rooms.

MASTER SUITE: Comprising ENTRANCE LOBBY: 11'2 maximum x 6'6 maximum. Doors lead to further rooms, double doors lead to airing cupboard housing pressurised hot water cylinder and immersion heater, fitted shelving. MASTER BEDROOM: 15'1 maximum x 15'10 maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the rear and front, radiator. DRESSING ROOM / BEDROOM FIVE: 9'4 maximum x 11'2 maximum. uPVC double glazed windows to the rear, an extensive range of fitted wardrobes, storage units and drawers, radiator, light and power connected, ceiling hatch to loft, uPVC double glazed window to the rear. EN-SUITE BATHROOM: 11'9 maximum x 8'7 maximum. A luxury suite comprising his-and-hers circular sink basins in oak worksurface with cupboards under, chrome tap stands, free standing roll top bath with free standing shower tap arrangement over, walk-in double sized shower cubicle with wall mounted mains shower over, chrome heated towel rail, tiling to splash prone areas, ceramic tiled floor, light dual aspect with double glazed windows to the front and rear, period style radiator.

BEDROOM TWO: 16'2 maximum x 12' maximum. A second generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side, radiator.

BEDROOM THREE: 16'1 maximum x 11'8 maximum. A third generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side, radiator. Door leads to

EN-SUITE SHOWER ROOM: 6'3 maximum x 5' maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, glazed corner shower cubicle with wall mounted mains shower over, tiled walls and floor, extractor fan, heated demister mirror, shaver point, chrome heated towel rail.

BEDROOM FOUR: 9'8 maximum x 12'6 maximum. A fourth double bedroom, double glazed window to the front, radiator.

FAMILY BATHROOM: 9'1 maximum x 6'11 maximum. A luxury white suite comprising low level WC, wash basin over storage drawers, p-shaped panel bath with glazed shower screen over, wall mounted mains shower over, double glazed window to the side, heated tiled rail, feature wall tiles and floor tiles, tiled alcove, illuminated mirror, inset speaker system and extractor fan.

Please note: The house has a fully hardwired network (with network points in most rooms) and a hardwired CCTV system.

OUTSIDE:

This property stands in a generous plot and gardens extending to approximately 2 acres. There is a front garden laid to stone chippings, pathway leads to front door, outside light.

At the front of the property is a layby providing parking for one car. Wood effect aluminium gates at the side of the property give access to the

MAIN DRIVEWAY providing enclosed, extensive driveway parking for multiple vehicles, outside lighting. Driveway continues to the rear of the property where there is a turning bay and ample space to add a carport or double garage, subject to the necessary planning permission.

The rear garden boasts a pretty streamside scene, raised timber decked patio seating area, outside lighting, outside power point. The rear garden is laid to lawn, riverbank and a variety of flowerbeds and borders.

The MAIN GARDEN AND Paddock is situated at the side and rear of the property and is laid to lawn. There are a variety of storage outbuildings and greenhouses. The garden continues to the western side of the property where there is a further area of lawned paddock, planning permission passed to build a barn.

OPEN BARN: 24'9 x 15'3.

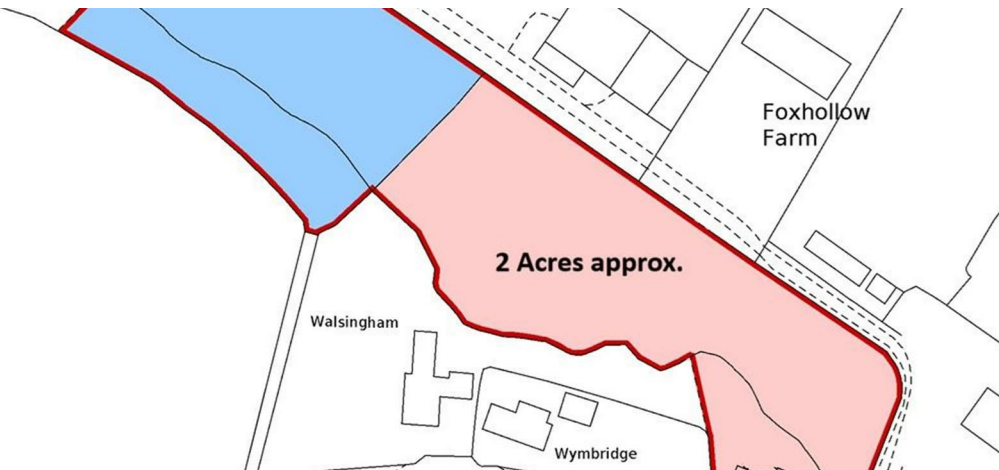
FURTHER TIMBER OUTBUILDING: 15'9 maximum x 9' maximum.

Timber bridge leads to a further area of garden on the east side of the property laid to stone chippings and providing a private sun trap, oil tank. Door leads to

GARDENERS WC: 9'1 maximum x 3'6 maximum. Low level WC, wash basin, space and plumbing for washing machine, light and power connected.

Timber gate from the side garden gives access to the front of the property.





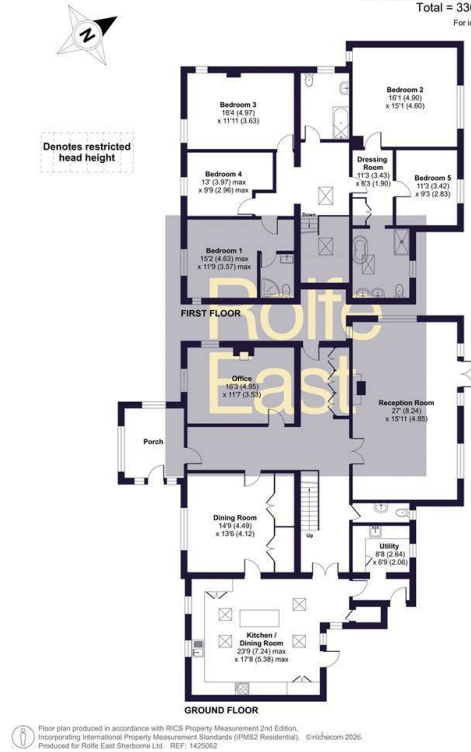
Norton Sub Hamdon, Stoke-Sub-Hamdon, TA14

Approximate Area = 3264 sq ft / 303.2 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Total = 3300 sq ft / 306.5 sq m

For identification only - Not to scale



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	