



Hungerford, Washford, Watchet, TA23 0LB

fox & sons

welcome to

Woodlands, Hungerford, Washford, Watchet

Set in a sought after rural location close to the villages of Roadwater & Washford is this beautifully presented detached family residence enjoying lovely views over the surrounding countryside. The property benefits from a wealth of charm & character combined with everyday modern living.



Woodlands

Set in the heart of West Somerset's rolling countryside, Woodlands is a charming and well-proportioned detached family residence offering a peaceful lifestyle in a sought-after hamlet setting & enjoying lovely views over surrounding countryside. The property offers a blend of charm & character combined with everyday modern living whilst enjoying lovely well maintained gardens to front, side & rear, driveway to the front providing ample off road parking. An internal inspection is a must to fully appreciate what the property has to offer.

Hungerford is a small hamlet located in the civil parish of Old Cleeve, within the West Somerset District of Somerset. It lies between the villages of Washford and Roadwater, both of which provide good local amenities, and is part of a scenic and historically rich area nestled between the Brendon Hills and Exmoor National Park. The town of Taunton has a train station and is 18 miles away. The nearest airports are Bristol Airport which is 48 miles away and Exeter Airport which is 39 miles away.

Front Door

Leading to

Entrance Hall

With period tiled flooring, built in understairs cupboard, staircase rising to first floor landing, doors to

Dining Room/ Study

13' 1" x 8' 6" (3.99m x 2.59m)

Windows to side, period bricked flooring, door to kitchen, open plan to lounge.

Lounge

13' max x 11' 11" (3.96m max x 3.63m)

Windows to front enjoying views towards local countryside, oak flooring, inset multi fuel stove set on slate hearth serving domestic hot water and central heating system.

Kitchen/ Breakfast Room

14' 7" x 13' 9" (4.45m x 4.19m)

Window to side, double glazed skylight window, period quarry tiled flooring, a range of fitted base and wall units with worktop surfaces, inset stainless steel sink unit, integrated LPG gas hob with stainless steel cooker hood over, integrated oven, space for fridge freezer, space and plumbing for dishwasher, tiled splashback, access to roof space, radiator, inset ceiling spotlights, door to

Utility Room

13' 10" max x 7' 10" max (4.22m max x 2.39m max)

Stable door to the garden, quarry tiled flooring, radiator, inset ceiling spotlights, space and plumbing for washing machine, door to

Shower Room

Skylight window, a fitted suite comprising low level WC, shower cubicle, wash hand basin, quarry tiled flooring.

Sitting Room

13' 3" x 10' 11" (4.04m x 3.33m)

Window to front enjoying views towards local countryside, fitted carpet, radiator, inset log burner set on slate hearth, picture rail, door to

Conservatory

11' 7" x 9' 11" (3.53m x 3.02m)

Double glazed window and double glazed doors to the garden, tiled flooring, power.

First Floor Landing

Window to front enjoying lovely views towards local countryside, fitted carpet, access to roof space, doors to

Bedroom One

11' 3" x 10' 11" (3.43m x 3.33m)

A dual aspect room with windows to front enjoying lovely local countryside views and window to side, fitted carpet, radiator, picture rail, period fireplace, fitted wardrobes and cupboards.

Bedroom Two

13' max x 11' 10" max (3.96m max x 3.61m max)

Window to front enjoying lovely local countryside views, fitted carpet, period fireplace, radiator, fitted wardrobe.

Bedroom Three

8' 6" x 6' 10" (2.59m x 2.08m)

Window to side, fitted carpet, radiator, period fireplace.

Bathroom

Window to rear, a fitted suite comprising panelled bath with shower unit over and fitted shower screen, pedestal wash hand basin, low level WC, tiled surrounds, extractor unit, inset ceiling spotlights, radiator, vinyl flooring.

Outside

The property is approached via a driveway, offering ample off road parking. Gated access to the garden is either by a sloping pathway or steps. The fully enclosed private gardens are a beautiful feature of the property, expanding to the front, side and rear. A pathway leads to the front door with a raised paved patio to the side of the entrance porch, providing a lovely area for alfresco dining whilst enjoying the local views. The garden is mainly laid to lawn with mature flower and shrub beds. A pathway leads to the side where two garden sheds can be found, one having light and power. To the rear is a terraced garden with a good size gravelled patio area with flower and shrub beds and a further small raised seating area. A pathway leads up through the garden to the rear where a grassed area and a timber summerhouse can be found, which enjoys lovely views of local farmland to the rear and far reaching countryside views to the front. A pedestrian gate gives access to miles of many scenic walks.



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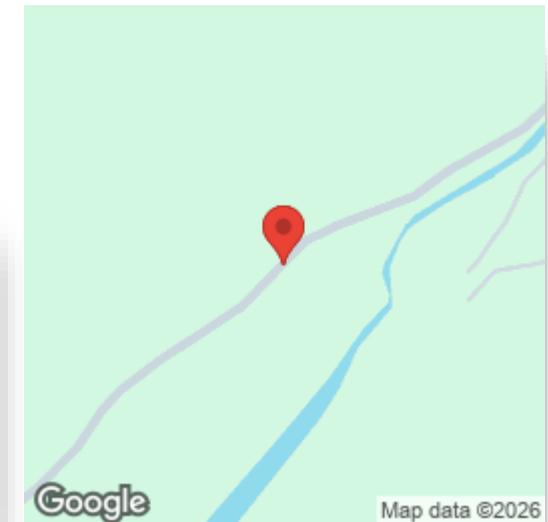
Woodlands, Hungerford, Washford, Watchet

- Semi-Rural Hamlet Location
- Period Detached Family Residence
- Two Reception Rooms - Conservatory
- Three Bedrooms - Shower Room & Bathroom
- Well Maintained Gardens & Ample Off Road Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£609,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
MIH107095 - 0010



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk