



Groundsman Cottage
The Grange, Somerton, TA11 7HP

GeorgeJames PROPERTIES
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Groundsman Cottage

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Guide Price - £600,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Groundsman Cottage is an attractive and beautifully presented stone built property which forms part of The Grange. Dating from the 17th Century The Grange is made up of six individual properties including the Manor House; Groundsman Cottage forms part of the courtyard and occupies a beautiful large corner plot approaching 0.4 acres with delightful mature gardens. The accommodation includes an entrance hall, dining room, fitted kitchen, utility and sitting room opening to a stunning 'David Salisbury' conservatory. To the first floor there are three good size double bedrooms and two bathrooms.

What3Words

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Services

Mains water, drainage and electricity are all connected. Oil fired central heating from a newly fitted boiler. Council tax band E. There is a management company within The Grange, currently all residents pay £80 each six months for a gardener and one sixth share annual insurance for the communal areas of £40 per annum.

Entrance Hall

Entrance door leads to the entrance hall with oak floor, radiator and stairs leading to the first floor.

Sitting Room 20' 1" x 14' 0" (6.11m x 4.27m)

With windows to the front, rear and side, French doors leading to the conservatory. Two radiators and Hamstone plinth with cast iron propane gas stove.

Conservatory 10' 10" x 10' 3" (3.30m x 3.13m)

A high quality 'David Salisbury' conservatory over looking the gardens with electric roof blinds, radiator and door to the garden.

Dining Room 12' 9" x 8' 11" (3.88m x 2.71m)

With window to the front, oak floor and radiator.

Kitchen 13' 3" x 8' 5" (4.03m x 2.57m)

With window to the front, oak floor, range of base and wall mounted kitchen units with work surfaces over. One and a half bowl sink unit with mixer tap, built in appliances including fridge freezer and dishwasher. Space for cooker with extractor hood over. Walk in



storage cupboard with oil fired boiler providing hot water and central heating.

Utility Room 6' 9" x 5' 10" (2.05m x 1.77m)

With door to the garden, radiator, space and plumbing for washing machine and tumble dryer.

WC

With low level WC and wash hand basin.

Landing

With window to the rear and radiator.

Bedroom 1 13' 4" x 9' 4" (4.06m x 2.85m)

With window to the front and radiator.

En-Suite Shower Room

With low level WC, wash hand basin with vanity cupboard under, corner shower cubicle with mains shower. Radiator.

Bedroom 2 13' 8" x 13' 1" (4.16m x 3.99m)

With window to the side and radiator.

Bedroom 3 12' 2" x 10' 6" (3.71m x 3.20m)

With window to the front and radiator.

Bathroom 8' 10" x 9' 3" (2.68m x 2.81m)

With low level WC, wash hand basin and panelled bath with shower attachment. Radiator.

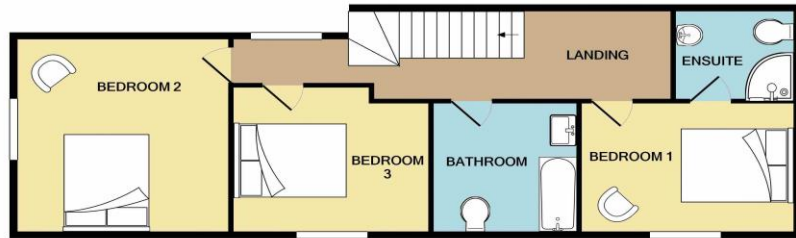
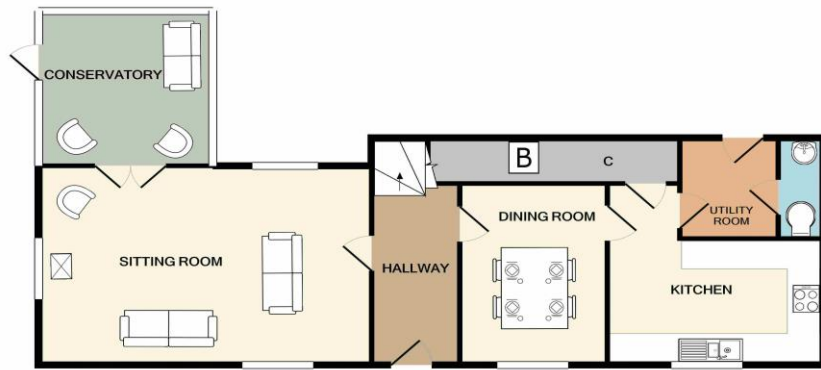
Outside

From the parking area a path leads to the central courtyard and front entrance door. The main gardens are located to the rear and side of the property and total 0.38 acres. Mainly laid to lawn with various mature trees and shrubs, raised flower beds and gravel paths. There is a timber garden shed and studio.

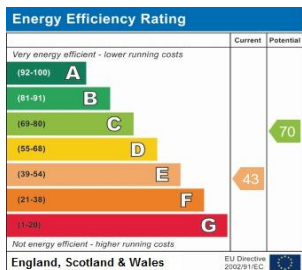
Garden Room/Studio 15' 7" x 9' 3" (4.75m x 2.83m)

This high quality garden room is fully insulated and decorated. Cladded in Cedar wood with power and light connected. Anthracite aluminium doors to the front, window to the rear and roof window giving excellent natural light for working.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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