

# Rolfe East



## Hendford Hill, Yeovil, BA20 2RG

Guide Price £489,500

- HANDSOME EDWARDIAN DOUBLE-FRONTED DETACHED TOWN HOUSE (2235 square feet).
- PRIVATE DRIVEWAY PARKING FOR 2-3 CARS PLUS LARGE INTEGRAL GARAGE.
- SUPERB ELEVATED VIEWS OF YEOVIL TOWN.
- MUST BE VIEWED TO BE APPRECIATED!
- FOUR DOUBLE BEDROOMS, FOUR RECEPTION ROOMS AND THREE BATHROOMS.
- ELEGANT CEILING HEIGHTS, FULL HEIGHT BAY WINDOW, PERIOD MOULDINGS.
- SOLAR POWERED HOT WATER.
- LARGE LEVEL REAR GARDEN ENJOYING EXTENSIVE TOWN VIEWS AND WESTERLY ASPECT.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND PERIOD-STYLE DOUBLE GLAZING.
- SHORT WALK TO EXCELLENT TOWN CENTRE AMENITIES AND MAJOR LOCAL EMPLOYERS.

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# 136 Hendford Hill, Yeovil BA20 2RG

'136 Hendford Hill' is a handsome, double-fronted, detached, period, four bedroom house dating back to the Edwardian era and built of the locally sourced Hamstone. The property is enviably free from the restrictions of Grade II listing and yet retains many charming features from the period including impressive ceiling heights, ceiling mouldings, full height bay window, large marble open fireplace and panel doors. The property is situated on an elevated hillside location enjoying extensive, west-facing views at the rear of Yeovil town. The main garden is at the rear and is level, having been beautifully landscaped and designed. There is private driveway parking at the front for two to three cars leading to a large one-and-a-half sized integral garage. The accommodation is deceptively spacious, extending to 2235 square feet and highly flexible. Many of the windows enjoy extensive views of the town. The accommodation comprises entrance porch, entrance reception hall, sitting room, dining room, breakfast room, conservatory, kitchen with walk-in larder, rear lobby / garden passage, inner hall and ground floor WC / cloakroom. On the first floor there is a large split-level landing, extended viewing landing, large master double bedroom with en-suite bathroom, second double bedroom with en-suite shower room, two further double bedrooms and a first floor family shower room. The house is heated by mains gas fired radiator central heating and benefits from period-style uPVC double glazed and triple glazed sash windows. There is also a solar panel for hot water. The house is very well presented and enjoys a good flow of natural light from an east-to-west aspect and large windows. It is situated on the south western side of Yeovil town. The centre of the town and it's excellent amenities is within walking distance and yet countryside is just a short walking distance away from the front door.



Council Tax Band: E



It is only a short drive to the mainline railway station to London Waterloo, making the capital in just over two hours, directly. It also has fantastic access to the A303 trunk road from London to the South West. The property is ideal for aspiring families or those more mature couples looking to settle in this sought-after address.

Double glazed and panelled front door leads to entrance porch. Multi-pane glazed door leads to

**ENTRANCE RECEPTION HALL:** 25'5 maximum x 5'4 maximum. A generous greeting area providing a heart to the home, excellent ceiling heights with period ceiling mouldings, oak staircase rises to the first floor, moulded skirting boards and architraves, oak panelling, door leads to under stairs storage cupboard space, radiator. Panel doors lead off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM:** 17'7 maximum x 12'7 maximum. An elegant main reception room enjoying excellent ceiling heights, full height bay window to the front boasting uPVC double glazed period-style sash windows, period mouldings and panelling, impressive period marble fire surround with cast iron surrounds and hearth, open fireplace, moulded skirting boards and architraves, TV ariel attachment, radiator.

**DINING ROOM:** 12'6 maximum x 10'10 maximum. Excellent ceiling heights, painted panelling to dado height, moulded skirting boards and architraves, radiator, multi-pane sash window to the rear. Multi-pane glazed door leads from the dining room through to the

**KITCHEN:** 22'3 maximum x 11'10 maximum. A range of country-style kitchen units comprising granite effect laminated worksurface, decorative surrounds, inset ceramic one and a half sink bowl and drainer unit with mixer tap over, inset electric hob with electric oven under, a range of drawers and cupboards under, space and plumbing for dishwasher, integrated Bosch dishwasher, a range of matching wall mounted cupboards with under unit lighting, concealed wall mounted cooker hood extractor fan, wall mounted wine rack, uPVC double glazed window to the rear, personal door to integral garage, radiator, walk in larder, uPVC double glazed window to the rear, fitted cupboards and shelves. Glazed door from the kitchen leads to the

**REAR LOBBY / GARDEN PORCH:** 12'3 maximum x 3'11 maximum. uPVC double glazed window to the rear overlooks the rear garden, uPVC double glazed door to the rear garden.

Oak panel door from the entrance reception hall and glazed door from the rear lobby gives access to the inner hall. Panel door leads to shelved larder cupboard. Entrance leads to

**BREAKFAST ROOM:** 16'8 maximum x 9'8 maximum. uPVC double glazed window to the side, hardwood worksurface with ceramic Belfast sink, mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine and tumble dryer, radiator, tiled surrounds, space for upright fridge freezer, feature cast iron period fire surround, shelved recess, telephone point. uPVC double glazed double French doors open to the

**CONSERVATORY:** 11'3 maximum x 10' maximum. uPVC double glazed construction with uPVC double glazed double French doors opening onto the rear garden, light and power connected, radiator, ceramic floor tiles, heat reflective coated glass ceiling.

Oak panel door from the entrance reception hall leads to

**CLOAKROOM / WC:** Fitted low level WC, pedestal wash basin, tiled splashback.

Oak staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** A feature split-level landing measuring 18'1 maximum x 5'2 maximum. Period oak balustrades, excellent ceiling heights, moulded skirting boards and architraves, ceiling hatch and ladder to loft storage space. Panel door leads from the landing to a shelved linen cupboard. Steps rise at the rear to a

**FURTHER LANDING AREA:** 20'2 maximum x 4'2 maximum. Large uPVC double glazed windows to the rear enjoying views across the rear garden across Yeovil to Westlands airfield, radiator. Panel door leads to former WC, now storage cupboard with fitted radiator. Panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 16'8 maximum x 14'4 maximum. A generous double bedroom, two uPVC double glazed period-style sash windows to the front with secondary glazing / triple glazing, moulded skirting boards and architraves, two radiators. Doors lead to

**EN-SUITE BATHROOM:** 8'4 maximum x 4'5 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted electric shower over, tiled walls, extractor fan.

**BEDROOM TWO:** 12'6 maximum x 11'2 maximum. A second generous double bedroom, multi-pane sash window to the rear, moulded skirting boards and architraves, radiator.

**BEDROOM THREE:** 15'10 maximum x 8'5 maximum. A third double bedroom enjoying a light dual aspect with uPVC double glazed windows to the side and rear, rear enjoys views across Yeovil town, radiator, moulded skirting boards and architraves, door leads

to shelved cupboard space.

Panel door leads from the first floor landing to an inner landing, moulded skirting boards and architraves, panel door leads to shelved linen cupboard. Further panel doors off the inner landing to

**BEDROOM FOUR:** 16'6 maximum x 8'7 maximum. A generous fourth bedroom, triple glazed window to the front, radiator, moulded skirting boards and architraves. This room is currently used as a dressing room with panel door leading to

**EN-SUITE SHOWER ROOM:** 5'9 maximum x 5'2 maximum. A modern white suite comprising low level WC, pedestal wash handbasin, tiled splashback, glazed shower cubicle with wall mounted electric shower over, uPVC double glazed window to the side, extractor fan. Heated towel rail.

**FIRST FLOOR FAMILY SHOWER ROOM:** 10'4 maximum x 5'5 maximum. A period-style white suite comprising pedestal wash handbasin, tiled splashback, low level WC, double-sized glazed shower cubicle, wall mounted power shower over, radiator, double glazed windows to the side.

#### OUTSIDE:

At the front of the property a dropped curb gives access to a tarmacadam

**DRIVEWAY** providing private off road parking for 3-4 cars. This driveway gives the depth of 30' from the pavement. There are a variety of flowerbeds and borders, outside lighting and CCTV. Double timber garage doors give vehicular access to an

**INTEGRAL GARAGE:** 17'8 maximum x 11'10 maximum. A one-and-a-half sized garage. Personal doors to the rear and side, light and power connected, integral door to the kitchen, garage houses mains gas fired boiler.

The main garden is situated at the rear of the property and enjoys a sunny west facing aspect.

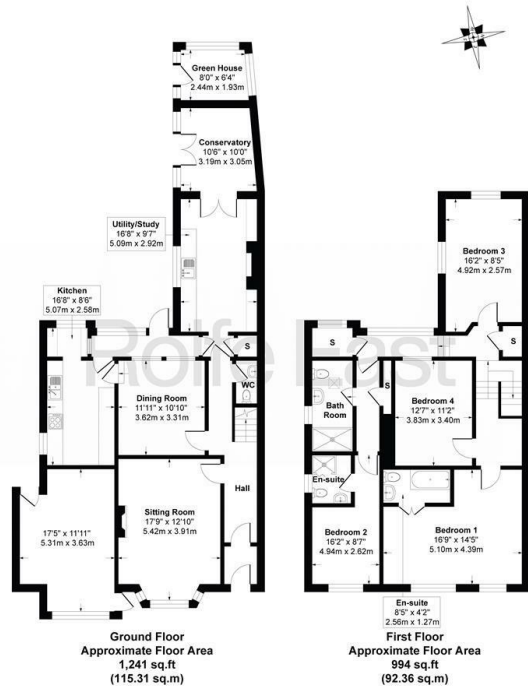
**MAIN REAR GARDEN** measures 74' in length x 20' in width. It is level and laid to lawn boasting a wide variety of flowerbeds and shaped borders enjoying a selection of mature plants and shrubs, patio seating area, outside tap, rainwater harvesting butts, metal garden shed, outside tap.

**ATTACHED GREENHOUSE:** 8'3 maximum x 6'4 maximum. uPVC double glazed windows to the side and rear, light and power connected.

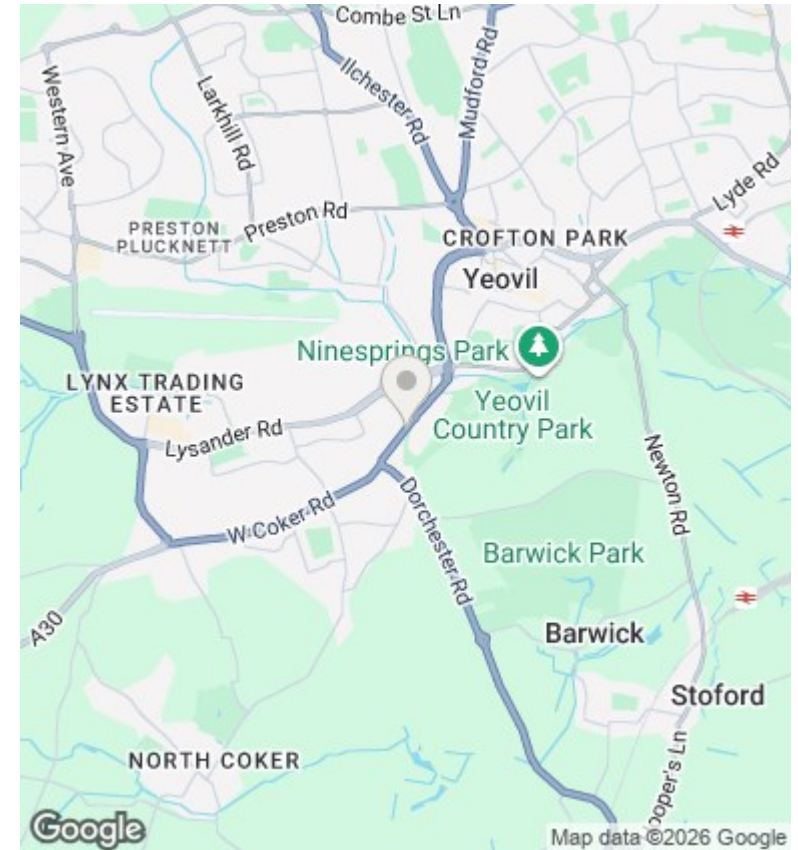




Hendford Hill, Yeovil, Somerset, BA20



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## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	