



Symonds  
& Sampson

81 Hitchen  
Merriott, Somerset



# 81 Hitchen

Merriott

Somerset TA16 5RA

With it's long rear garden backing onto fields, great proportions and popular village setting this is the perfect family home to grow into.



- Family size home in popular village
- Generous rear garden backing onto fields
- Scope to create off road parking subject to consents
- Spacious and versatile accommodation including 3/4 bedrooms
- Double glazing, gas central heating

Guide Price **£275,000**

Freehold

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## THE PROPERTY

This generous family home boasts impressive room proportions alongside a versatile and flexible layout. Ideal for modern living, it easily accommodates home working, an additional ground floor bedroom or a dedicated playroom for younger family members. With the added benefit of a fantastic long garden, countryside views and the potential to create off-road parking (subject to the necessary consents), this well-rounded property is perfectly suited to support your family from its early years right through to retirement.

## ACCOMMODATION

Entry is via the side into a spacious entrance hall, leading to a generous dual-aspect sitting room at the front, featuring a bay window and an attractive wood-burning stove that provides a warm, cosy focal point alongside central heating. To the rear is a well-proportioned kitchen, offering ample space for family dining and fitted with a range of cream floor and wall units complemented by timber worktops. There is space for an electric range cooker, along with plumbing for a washing machine and space for a fridge freezer, which sits within a large alcove believed to be the original pantry and offering scope for various uses.

Beyond the kitchen is a substantial rear hall providing space for a tumble dryer, excellent storage for coats and shoes, and doors leading both outside and into the rear garden for convenient access. The former outhouse has been converted into an additional ground-floor room, ideal as a fourth bedroom, playroom, or home office.

Upstairs, there are three generously sized bedrooms, with the rear bedroom enjoying attractive views over the garden and towards the surrounding countryside. The modern family bathroom is fitted with a white suite, including a bath with shower over, finished with neutral tiling throughout.

## OUTSIDE

The front garden, mainly laid to lawn, offers exciting potential to create off-road parking, subject to the necessary consents and alterations. A shared side pathway leads to the front door and provides convenient access to the utility/rear lobby. At the rear, the garden is an impressive 140ft in length, backing onto open fields and enjoying beautiful countryside views. Mostly laid to lawn, it is enhanced by mature trees and shrubs, including a productive apple tree. Immediately adjoining the house, a courtyard area features a paved path and steps down to the lawn, a gravelled area with a metal storage shed, and a practical outdoor tap.

## SITUATION

Merriott village has an excellent range of local services including a garage, a petrol station, two general stores, a post office, pub, a pharmacy (which will collect prescriptions and deliver medicines), and a pottery. There is a church, a chapel, and a village hall, tithe barn and social club which are all host to a wide range of activities. There is also a recreation ground with junior and senior play areas, cricket and football pitches, tennis courts and a bowling green, separate squash club and court. The village also has its own pre-school and Primary school.

Merriott has excellent road links to both the A303 and A30, both of which lie within a short drive. Crewkerne is a traditional market town with a range of shops including a Waitrose Supermarket who deliver locally, and a main line railway station for the London, Waterloo to Exeter line.

## DIRECTIONS

What3words/////sage.blows.chiefs

Proceed into Hitchen, around the left hand bend and the property can be found on the right hand side.

## SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available. There is mobile coverage at the property, please refer to Ofcom's website for more information.

## MATERIAL INFORMATION

Somerset Council Tax Band B

The rear ground floor room was already in situ when the current owners purchased the property although they have made alterations. Building regulations approval was not obtained as they did not believe it was required. Buyers are advised to seek advice in that regard.

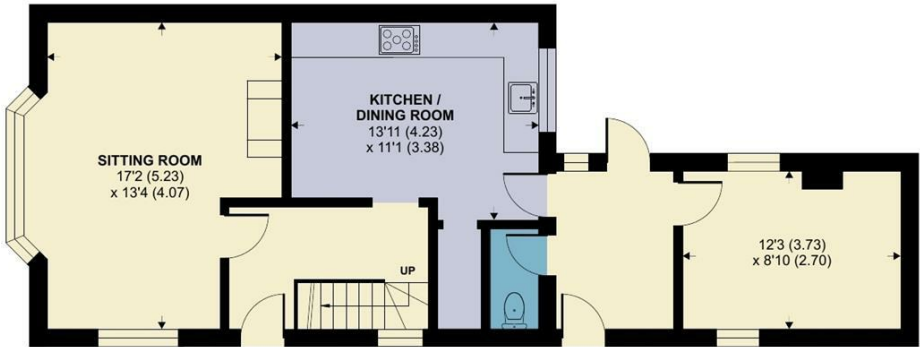


Energy Efficiency Rating		
Energy efficiency class	Current	Potential
Very energy efficient - lowest running costs		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Very energy inefficient - highest running costs		
England & Wales		

# Hitchen, Merriott

Approximate Area = 1138 sq ft / 105.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1392724



Office/Neg/Date



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