



**FOR SALE**

North Street, Stoke-Sub-Hamdon, TA14 6QP  
Offers in Excess of £500,000



An exciting opportunity has arisen to purchase a large family home with off road parking and a garage in popular Stoke sub Hamdon.

The house has been immaculately maintained and extended by the current owners and offers generous living space with a beautiful garden in the centre of the village.

Offering four double bedrooms, two reception rooms and a snug / study / gaming room, the house also benefits from a utility room, downstairs shower room and a garage suited to motorbikes or as a workshop rather than for car storage.

This is a rare opportunity for those seeking to put down roots in a stunning and picturesque village just a stone's throw from the cafe, shop and pub.

Offers in Excess of £500,000



## LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdressers, barbers, chemist, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools. The local beauty spot of Ham Hill Country Park stands on the fringe of the village offering commanding views over the surrounding countryside. Yeovil lies approximately 6 miles to the East, Ilminster approximately 10 miles to the West. Excellent road access via the A303.

## Approach

The house is situated directly opposite the National Trust Priory.

Set back behind a low stone wall there is a pretty front garden laid to grass with flower beds and developed shrubs and plants.

To the right is a drive for two cars to be parked off road and the front door is positioned on the side of the house.

Please note that behind the parking area lies a gate which leads to the rear garden and the garage. Whilst the drive would initially continued beyond the gate to the garage, modern vehicles have become prohibitively large in the current day.

The garage would therefore be suited only to motorbikes or in the situation of a vintage car which is narrow enough to pass the side of the house.

## Ground Floor

Upon entering the front door, you'll find yourself in a spacious entrance hall from which all rooms radiate and the stairs rise.

There is a wc with shower immediately on your right-hand side and beneath the stairs is a useful space currently used as the dog's own room but would also be a useful hideaway storage space or ideally suited for wine storage for the keen vinophile!

The kitchen, which was recently extended and gives access to the utility room, is a large space suited to the keen chef and offers an opportunity for splendid entertaining.

It has been very well designed for cooking and storage and the seating area is positioned to looking through the French doors to the garden.

The utility room, which houses the boiler, has a side door to the garden.

From the kitchen, the glazed trifold doors lead to the front aspect sitting room with dual fuel burner.

There is also a front aspect reception room which houses a now defunct, antique stove.

This room could serve a multitude of purposes ranging from dining room, tv room or study for those perhaps wishing to work from home.

## First Floor

From the first-floor landing there are three double bedrooms and a family bathroom.

There is also a staircase leading to the second floor and beneath this staircase, the current owners have placed bookcases to maximise on their storage.

Two of the bedrooms are front facing and still house the original fireplaces which are for feature only.

The third bedroom is garden aspect whilst the bathroom faces out on to the drive side.

## Second Floor

There is a garden aspect double bedroom and a small garden aspect room which would be ideally suited to a children's den, a gaming room or study.

## Rear Garden

The garden is incredibly private and beautiful.

There is a lawn and flower bed area to the rear of the kitchen which even includes a well.

The current owners have remarked on how delicious the water is - yes, this is a functioning well!

A path runs from the drive to the garage - an ideal storage area or workshop - and steps rise up to a gravelled seating area which the current owners purchased from a neighbour during their ownership.

Overall, this is a superb garden in which you can follow the sun and entertain in privacy.



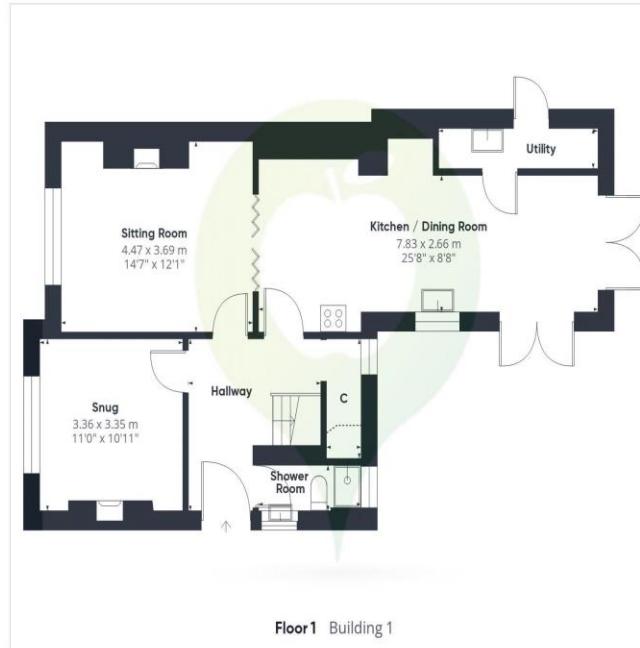


## Material Information

- Freehold, dating back to c.1850, with extension built in 2020
- EPC - Awaiting
- Council Tax - D
- Mains - Water, gas, electric and drainage
- Heating - Gas
- Open Fireplace - Multi fuel burner Chimney - Last swept October 2025
- Boiler - Immersion, installed in 2020
- Double Glazing - Installed in extension in 2020, please note some of the double glazing in this property is 10 years old
- Secondary Glazing - Installed 2025
- Eaves Storage - Boarded with lighting
- Broadband - Ofcom Ultra Fast available 1000mbps
- Flood Zone 1 - This property has very low risk of flooding from rivers and sea

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current		Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		EU Directive 2002/91/EC	

**AWAITING EPC**



Approximate total area<sup>(1)</sup>

148.7 m<sup>2</sup>  
1600 ft<sup>2</sup>

Reduced headroom  
5.6 m<sup>2</sup>  
60 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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