



WESTSIDE HOUSE, SHELLS LANE

Shepton Beauchamp, TA19 0LX

Price Guide £765,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Finished in 2020 of natural stone, Westside House is a modern spacious, individually designed four-bedroom home which is quietly tucked away yet in the heart of this ever-popular village. The accommodation briefly comprises: entrance hall, shower room/toilet, sitting room, large kitchen/dining room, utility room. On the first floor there are four double bedrooms, two with en-suites, and a family bathroom. Outside, there are private enclosed gardens and extensive parking leading to the double garage. Underfloor heating throughout the ground floor with radiators to the first floor. There is a 7KW EV car charge point within the garage. There are 6 solar panels on the garage roof, which are battery powered and owned outright. Viewing is highly recommended.

Situation

Westside House lies in an elevated position, overlooking the centre of the village of Shepton Beauchamp, a friendly community surrounded by open countryside. The village enjoys a good range of local facilities including a village shop, pub, primary school, village hall, hairdresser, recreation ground, village green space and 15th Century parish church (Grade I listed). Shepton Beauchamp is situated approximately four miles from Ilminster, which offers a wide range of day-to-day facilities. While situated in a peaceful location, the village benefits from being within easy driving distance of the A303, with the M5 at Taunton, 13 miles to the north-west. The Dorset coast is less than a 45 minute drive south.

Local Authority

Somerset Council Council Tax Band: F
Tenure: Freehold
EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Storm Porch

Entrance Hall

Tiled flooring, stairs rising to the first floor with a glass balustrade, spotlights and useful understairs storage cupboard.

Shower Room

With a window to the side aspect. Suite comprising large shower cubicle, low level WC, wash hand basin with vanity storage, heated towel rail and tiled flooring.

Sitting Room

20'4" × 18'6" (6.22 × 5.65)

With windows to the front and side aspects and French doors opening out onto the patio and garden. Stovax inset woodburning stove with a marble hearth and a tiled surround.

Kitchen/Dining Room

22'6" × 19'5" (6.86 × 5.94)

With triple aspect windows, French doors opening out onto the driveway and the patio and garden. An excellent range of wall and base units, drawers, quartz worktops and matching island. Integrated Neff appliances including large induction hob, twin double oven and grill and a dishwasher, integrated full height fridge, sink/drainers.

Utility Room

11'6" × 7'6" (3.53 × 2.31)

With a door to the side aspect. A range of storage cupboards, single bowl sink/drainers, work surfaces and space for washing machine. Storage cupboard housing the Grant oil-fired central heating boiler.

Landing

With a window to the side aspect, airing cupboard and access to the part-boarded loft.

Master Bedroom

18'10" × 12'2" (5.75 × 3.73)

With dual aspect windows to the side and rear, radiator and fitted wardrobes.

Ensuite

With a window to the side aspect. Suite comprising shower cubicle, low level WC, vanity unit with inset wash hand basin, illuminated wall mirror, spotlights, tiled flooring, heated towel rail and modern splash backs.

Bedroom Two

19'1" × 10'0" (5.84 × 3.05)

With dual aspect windows to the side and rear. Large storage cupboard, fitted wardrobes and a radiator.

Ensuite

With a window to the rear aspect. Suite comprising shower cubicle, low level WC, vanity unit with inset wash hand basin, spotlights, heated towel rail and tiling to all splash prone areas.

Bedroom Three

15'7" × 10'0" (4.75 × 3.05)

With dual aspect windows to the front and side, built-in wardrobes and a radiator.

Bedroom Four

13'1" × 9'6" (3.99 × 2.90)

With a window to the front side aspect, built-in wardrobe and a radiator.

Bathroom

With a window to the side aspect. Suite comprising bath with handheld shower, separate large shower cubicle, vanity unit with inset wash hand basin, low level WC, spotlights, illuminated wall mirror, heated towel rail.

Double Garage

20'4" × 19'10" (6.22 × 6.05)

Twin, electric, remote controlled roller doors, light, power, pedestrian door to the side, electric 7KW car charging point, six PV panels and loft storage.

PROPERTY DESCRIPTION

Outside

The property is approached by a private tarmac driveway, shared with others. A large private driveway leads to the parking area and double garage. To one side of the garage, is a concealed oil tank and additional gravelled parking area. Beyond the double garage is a vegetable area. The enclosed garden is a lovely size, mainly laid to lawn, flower and shrub borders, with a Sycamore tree providing shade. Scenic views across the village and to the church and distant hills. Westside is enclosed by deciduous hedging and fencing. A good size patio area is accessed by the French doors from both the Kitchen/Dining and Sitting Rooms.

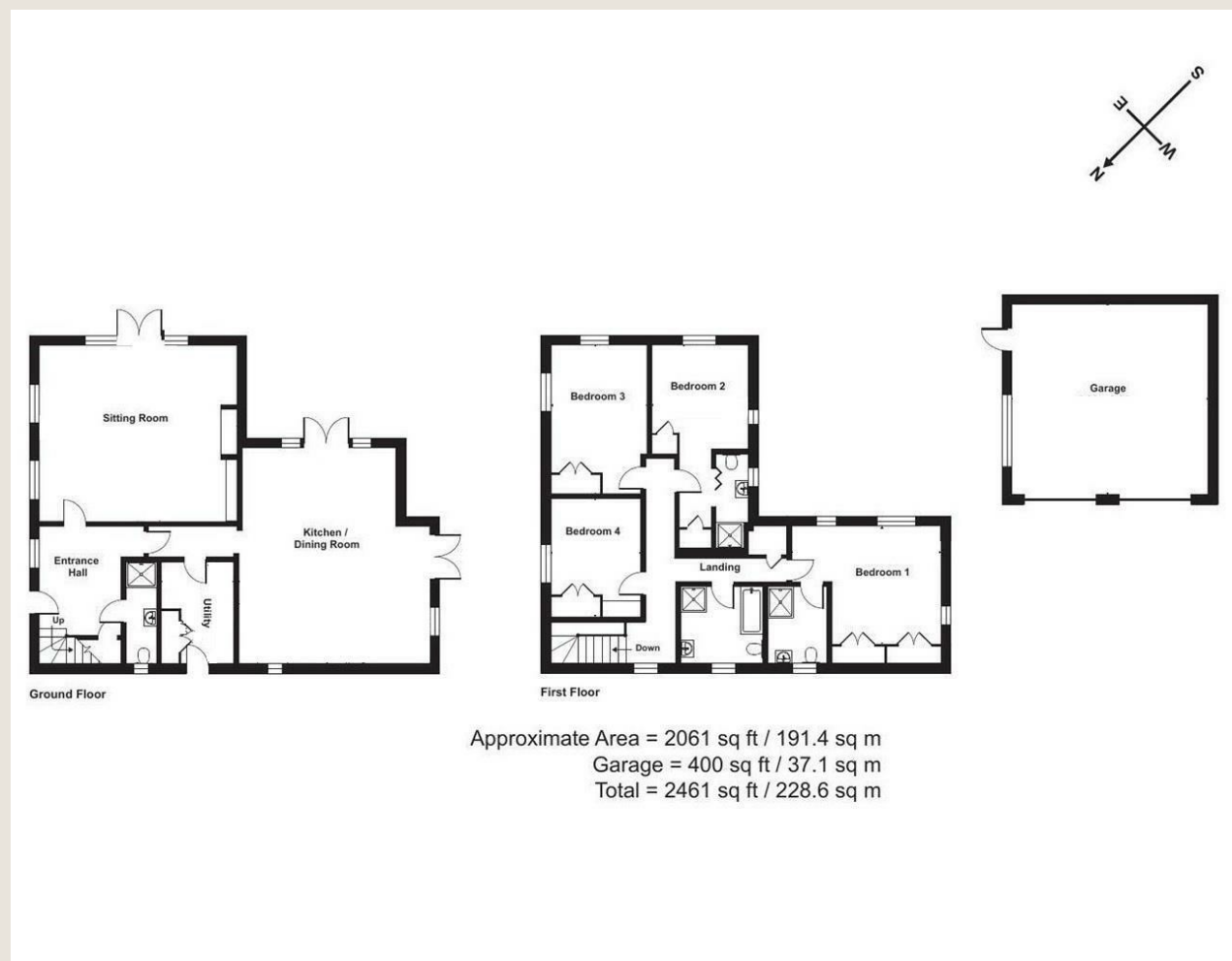
Agents Note

Council Tax Band - F. Mains water, drainage and electricity. Oil fired central heating, boiler installed in 2020 and last serviced in November 2025. FTTP. There is a joint responsibility for the private shared driveway. The sycamore tree is subject to a Tree Preservation Order.









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
 Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

