



7, East Stoke





# 7, East Stoke

, Stoke-Sub-Hamdon, Somerset TA14 6RQ

A303 and Montacute 1.25 miles. Crewkerne and Yeovil 5 miles.

A beautifully refurbished Grade II listed double fronted three bedroom cottage, set within delightful landscaped gardens together with a detached garage/workshop and off road parking. EPC Exempt.

- Country Views to both the front and rear
- Refurbished Cottage
- Sitting Room with Log Burner
- Kitchen/Dining Room
- Laundry Room
- Three Bedrooms and Shower Room
- Delightful Gardens
- Detached Garage/Workshop and Parking
- Freehold
- Council Tax Band B

## Offers In Excess Of £375,000

### SITUATION

7 East Stoke lies within the popular village of Stoke Sub Hamdon at the foot of Ham Hill Country Park. The village offers a good range of facilities including village stores, primary school, doctors surgery, vets, public house, cafe and Stanchester School which is located close by. Ham Hill Country Park is located close by providing delightful walks and panoramic views, along with a dog-friendly pub. The A303 is within 1.25 miles providing excellent links to both Exeter in the west and London to the east. Both Yeovil and Crewkerne are within 5 miles offering excellent shopping, recreational and scholastic facilities, together with mainline rail services to Exeter and London (Waterloo).

### DESCRIPTION

7 East Stoke is an attractive Grade II listed double fronted hamstone cottage set beneath a tiled roof. It was originally part of the Duchy of Cornwall estate with a Fleur-d-Lys of 1910 featuring on the front elevation. In recent years the property has undergone considerable refurbishment with the majority of the windows being replaced with Heritage double glazed sash windows and all with shutters.

The property is offered in excellent decorative order throughout together with gas fired central heating. The views are delightful both to the front towards Ham Hill and distant views over the beautiful landscaped garden to the rear. There is also a gated driveway providing parking together with a large detached garage/workshop.





**ACCOMMODATION**

Canopy porch with timber door with windows over leading into the entrance hallway, with tiled floor, part tiled walls and stairs rising to the first floor. Sitting room with views from two aspects, timber panelling to dado and fireplace with inset log burner and timber over mantle. Range of fitted cupboards with shelving and one housing the Vaillant gas fired boiler. On the opposite side of the hallway is a good size kitchen/dining room which has been beautifully refurbished and again offers wonderful views from two aspects, including glazed door to rear garden. The kitchen is comprehensively fitted comprising; single drainer sink unit with mixer taps over, adjoining worktops with an excellent range of floor and wall mounted cupboards and drawers. Integrated appliances including Zanussi oven and grill with matching gas hob, with extractor hood over, attractive tiled flooring and dining area with exposed floorboards. Adjoining laundry area with space and plumbing for washing machine with worktop over and two store cupboards beneath, tiled floor and under stairs cupboard.

Landing with window enjoying fantastic views over the rear gardens and surrounding countryside, trap access to roof void, light and partly boarded. Bedroom one with two windows to front, with views up to Ham Hill, together with exposed floorboards. Shower room comprising; large walk-in shower, vanity unit with inset wash hand basin and low level WC. Window to rear, heated towel rail, fully tiled floor and walls. Bedroom two with two windows to the front enjoying views towards Ham Hill, fitted wardrobes to one wall and exposed floorboards. Bedroom three with window overlooking the rear garden, together with far distant country views, airing cupboard housing the pressurised hot water cylinder and slatted shelving.

**OUTSIDE**

The property is protected by a low hamstone wall with picket gate and pathway leading to the front door. Chipping areas on either side with a fine selection of plants, including rose bushes and a yew hedge.

To the rear of the property are beautiful landscaped cottage gardens together with a useful range of brick outbuildings including storage shed with power and adjoining outside WC. Immediately to the rear of the house is a large brick paved sun terrace with a paved pathway running down through the garden, either side are attractive flower and shrub borders divided by low brick wall, together with a herb garden. Various gravelled seating areas, further paved area and shaped lawn with wonderful flower and shrub borders. On the lower garden is a pond, a further lawned garden and paved patio area. The gardens are well fenced and enjoy fine country views over the surrounding countryside. Steps lead down to a large paved driveway protected by electric gates onto Windsor Lane. It provides ample parking along with access to the newly built detached garage/workshop, which is timber clad and contained beneath a tiled roof, also benefitting from light, power and water. The pathway encircles the garage and to the rear, accessed off a set of wooden steps is a further garden with a selection of soft fruits and composting area.

**AGENTS NOTE**

Both the adjoining neighbours have a pedestrian right of way over a small strip of the parking area and through a gate onto Windsor Lane. Also one of the neighbours has a right of way down the left hand side of the garden, which could be fenced off.

**SERVICES**

All mains services are connected. Gas fired central heating.  
Mobile Available : EE, VODAFONE and O2.  
Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps

**VIEWINGS**

Strictly by appointment through the vendors selling agent, Stags Yeovil office. Telephone 01935 475000.

**DIRECTIONS**

From Yeovil take the A3088 towards Cartgate roundabout. Prior to the roundabout turn left signposted Stoke Sub Hamdon. At the T-junction turn right passing Stanchester School and continue along for approximately 1/4 of a mile whereupon the property will be seen on the right hand side, clearly identified by our For Sale board.

**FLOOD RISK STATUS - none**



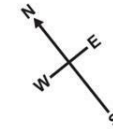


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



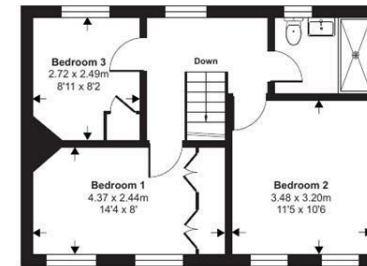
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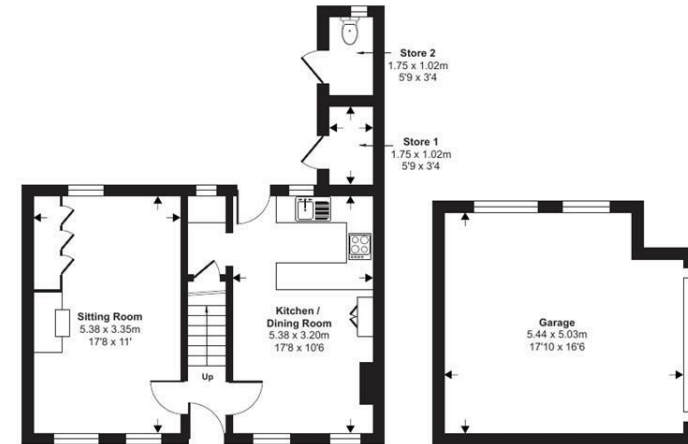


Approximate Area = 896 sq ft / 83.2 sq m  
Garage = 281 sq ft / 26.1 sq m  
Stores = 38 sq ft / 3.5 sq m  
Total = 1215 sq ft / 112.8 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1073653



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