Strawberry Cottage

STAGS

Strawberry Cottage

, Chiselborough, Somerset, TA14 6TT

A303 3 miles. Crewkerne 4 miles. Yeovil 7 miles.

A greatly extended and deceptively spacious three bedroom link detached cottage, situated within this sought after village with carport and delightful private gardens to the rear. EPC Band E.

- Favoured Village
- Hallway and Cloakroom
- Superb Kitchen
- Car Port and Useful Outbuilding
- Freehold
- Spacious Accommodation
- Lounge/Dining Room and Conservatory
- Three Double Bedrooms and Bathroom
- Delightful Gardens
- Council Tax Band E

Guide Price £550,000

SITUATION

Strawberry Cottage is situated within the heart of this sought after village, which has a vibrant community and benefits from facilities including public house, church and a village hall. The property is surrounded by wonderful countryside and within a mile of Norton Sub Hamdon where a greater range of facilities can be found including a post office/village store, primary school and doctors surgery. Ham Hill Country Park is also close by over which there are wonderful walks and a public house. For day-to-day facilities, Crewkerne is within 3 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a Waitrose supermarket and a mainline railway station to Exeter and London Waterloo.

DESCRIPTION

Strawberry Cottage comprises a three bedroom link detached cottage, constructed principally of Hamstone and is set beneath a slate and tiled roof. The property benefits from uPVC double glazed windows together with oil fired central heating. Over the years the property has been extended and now provides deceptively spacious accommodation including, good sized dining room with adjoining cloakroom, together with a spacious lounge/dining room with adjoining conservatory, along with a well fitted kitchen with roof lights and glazed patio doors to garden. On the first floor can be found three double bedrooms, together with a family bathroom and separate cloakroom. There is a car port, together with additional on street parking and to the rear of the property are delightful private gardens and grounds ideal for outdoor entertaining, along with an architecturally designed garden store/home office.

ACCOMMODATION

A leaded stained glass door with glazed side panels opens into the entrance hall with mat well, tiled flooring and exposed stonework, large storage cupboard with hanging rail and housing the oil fired boiler. Dining room with two windows to side, both with deep window sills, recessed alcove with cupboard under. Adjoining cloakroom with low level WC and wash hand basin. On the opposite side of the hallway is the lounge/dining room, which is a large open plan room with open tread staircase to the first floor, recessed multi-fuel stove with a stone surround and alcove, window seat and uPVC glazed french doors to the garden. Large opening leading into the conservatory with low stone walls and glazed on three sides, including uPVC french doors to the garden and tiled floor. The kitchen is comprehensively fitted, is light and airy with three Velux roof lights, along with large glazed french doors to garden. The kitchen comprises 1 1/4 bowl ceramic sink with mixer tap over, adjoining wooden worktops with an excellent range of floor and wall mounted wall mounted cupboards and drawers. Space for range style cooker with stainless steel extractor hood over, integrated dishwasher and concealed washing machine. Large island unit with granite worktop with drinks fridge below, space for large fridge/freezer, together with adjoining larder cupboard.

First floor landing with window to side. Bedroom one with window overlooking the garden, together with mirror fronted wardrobes to one wall. Bedroom three with window overlooking the garden and trap access to roof void. Bathroom comprising panelled bath with shower attachment, large shower cubicle, vanity unit with large wash hand basin and cupboards under, heated towel rail and airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving. Opposite can be found the cloakroom, with window to rear and low level WC. Bedroom two with window to side, pedestal wash hand basin and mirror fronted wardrobes.

OUTSIDE

The cottage is gable end to the village road, where there is on street parking together with a car port with external lighting, cold water tap and bin storage area. To the rear of the property is a fully enclosed garden, being part walled and facing south west. It has been beautifully landscaped with an extensive Indian sandstone sun terrace, ideal for outdoor entertaining, with external lighting, wood/coal store, concealed oil tank and cold water tap. Raised seating area, beyond which is a lawned garden with well stocked flower and shrub borders, along with a selection of trees; including two mature Palm trees. From the gardens there are delightful views of the nearby church and views to Chiselborough Common, beyond which is Ham Hill. At the far end of the garden is a semi-circular architecturally designed garden store/home office connected with power and light, together with three windows, which would also make an ideal home office.

SERVICES

Mains water, electricity and drainage are connected.
Oil fired central heating.
Broadband : ADSL under 24 Mbps. Superfast 24-100 Mdps. (ofcom)
Mobile: O2 and Vodafone (ofcom)
Flood Risk status : Low risk (environment agency)

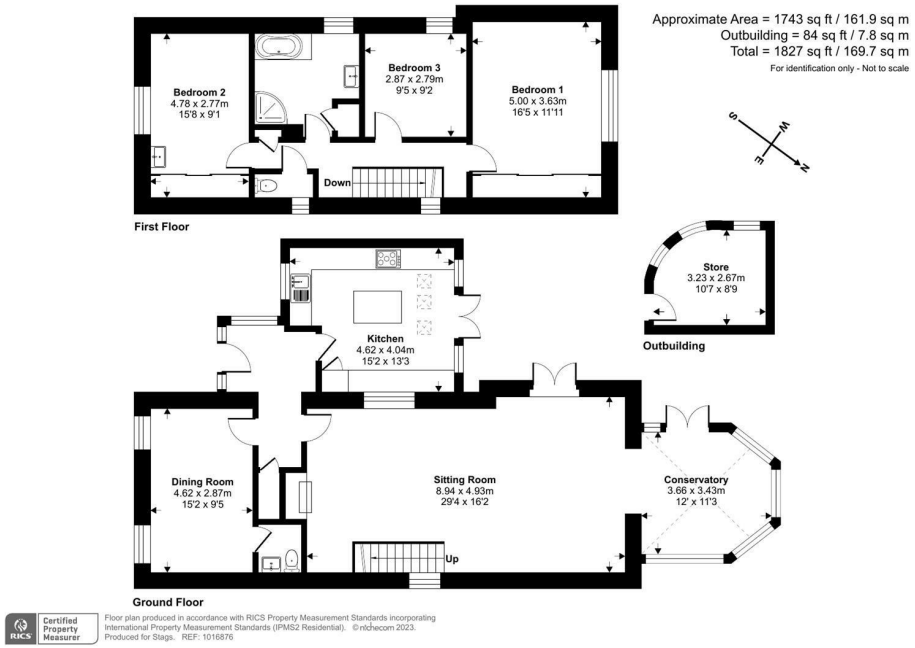
VIEWINGS

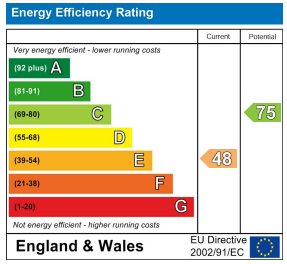
Strictly by appointment with the vendors selling agent, Stags Yeovil office telephone 01935 475000.

DIRECTIONS

From the A303 follow the A356 towards Crewkerne and take the 3rd tuning signed Chiselborough and The Chinnocks. Continue along this lane taking the first turning into Chiselborough whereupon Strawberry Cottage will be seen on the left hand side, just before The Cat Head Inn public house.

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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