



Hele Lane, South Petherton, Somerset, TA13

**Offers in excess of:
£600,000**

Hele Lane, South Petherton, Somerset, TA13

A very well appointed detached four-bedroom house with double garage set in an enviably location within the very heart of this sought after village, within walking distance to local amenities.

Winterborne comprises a particularly comfortable and deceptively spacious detached house benefitting from a gated drive for several cars and an attached double garage. During the current ownership the property has been the subject of considerable expenditure to include the upgrading of both bathrooms and well-proportioned kitchen.

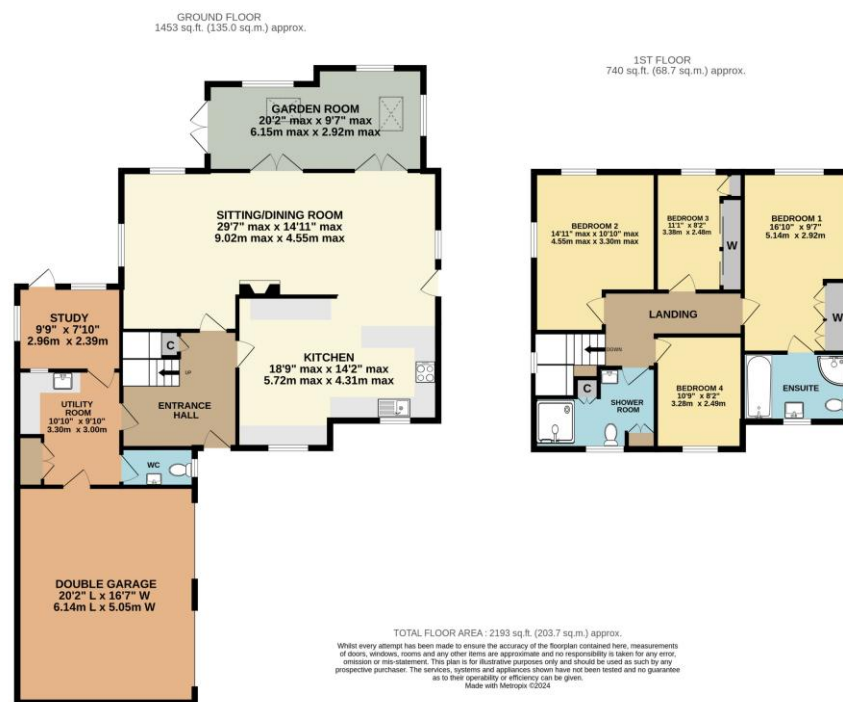
The ground floor has further been enhanced by the addition of a study. The dining area is now open to both the kitchen and sitting room, giving this principal ground floor space a sense of being more open plan yet retaining a cosy and homely feel. The ground floor accommodation is exceptionally spacious. There is underfloor heating in the Kitchen, partially in the Sitting/Dining room and through into the Garden room.

The first floor offers a master suite with a generous double bedroom having built in wardrobes and an en suite bathroom which has in addition, a walk-in shower enclosure. The three further bedrooms are well proportioned and share a large shower room. As the property backs on to agricultural land the views, particularly from the first floor, are very picturesque.

Hele Lane is ideally located within walking distance to South Petherton's superb range of facilities. Winterborne benefits from its own gated and block paved drive, providing off road parking for several cars and providing direct access to the double garage.


The gardens are a lovely feature with the enclosed front area having a shaped lawn with interspersed shrubs and trees. To the right-hand side of the house is a wide pathway and gate leading the rear. Within this area it is considered possible to keep a trailer or similar.

The garden at the rear of the property is a delight, benefitting from a sunny aspect and backing onto arable land.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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