



**ENGLISH
HOMES**



Over Stratton, South Petherton, TA13

Guide Price: £730,000

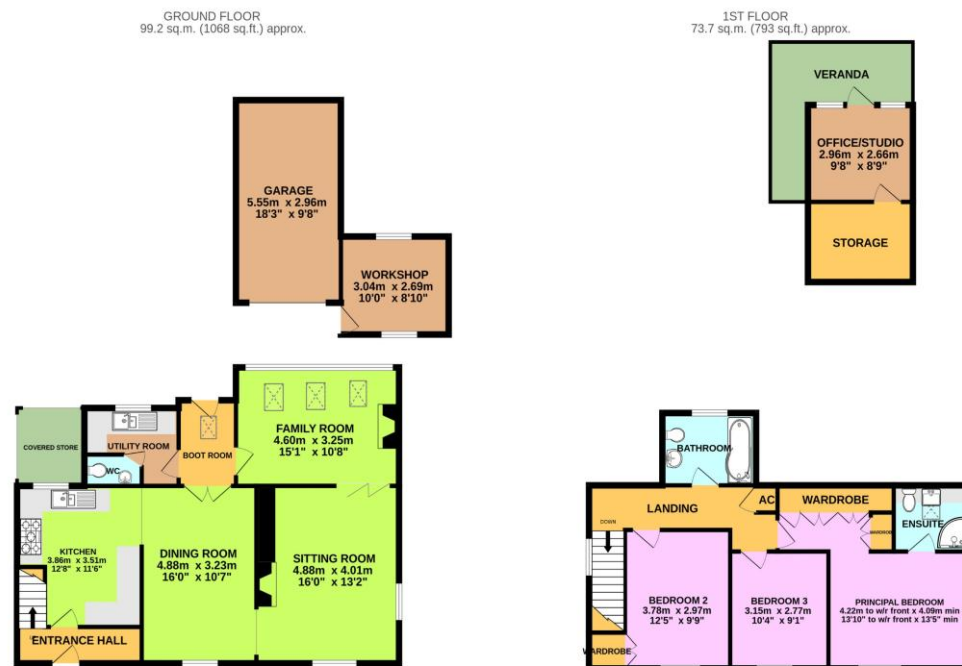
Freehold

Over Stratton, South Petherton, TA13

We are delighted to bring to the market The Old Cider House. An impressive, detached house built of natural stone that has been sympathetically extended by the current owner to provide substantial and spacious living accommodation and an incredible garden of approximately 1 acre in size with beautiful far-reaching views.

The property benefits from original features such as exposed timbers, part vaulted ceilings, plus modern uPVC double glazed windows and Gas fired central heating system. In brief, the accommodation in the main house provides ground floor living accommodation to include a well fitted kitchen opening to a dining room, sitting room with open fire, family room with woodburning stove, handy boot room, utility room and cloaks/WC. There are three double bedrooms and two bathrooms to the first floor. A useful office/studio building with its own seating area lies to the rear of the main house along with a large single garage and workshop. The rear garden is extensive and approximately 1 acre in size with an area of raised vegetable beds, 20' x 16' greenhouse plus two further sheds, lawns, established borders and access to a large orchard.

Over Stratton is a highly sought after and extremely pretty village just outside South Petherton. It has a popular pub/restaurant, The Royal Oak, along with The New Farm Restaurant which also offers top quality B&B. A well rated Preschool runs at the Village Hall and various clubs and societies meet here regularly. Less than a mile away is the large village of South Petherton offering a wide range of shops and amenities as well as churches, doctors and vet surgeries, a hospital, two schools and a thriving community. Access to the A303 is less than a mile away with mainline train stations at Crewkerne, Yeovil and Taunton. 10 minutes' walk to bus stop with twice daily direct return service to central London and other regular service to local villages and the town of Yeovil.



TOTAL FLOOR AREA - 172.9 sq.m. (1861 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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.

English Homes - South Petherton

34 St James Street
 South Petherton
 Somerset
 TA13 5BW

T: 01460 247800

E: enquiries@english-homes.co.uk

www.english-homessp.co.uk

English Homes Ltd Registered in England and Wales – 06835306
 Registered office: 20 High St. Glastonburv. Somerset BA6 9DU