



**ENGLISH  
HOMES**



**Lopen Lane, Over Stratton, South Petherton,  
TA13**

**Guide Price: £410,000**

*Freehold*

# Lopen Lane, Over Stratton, South Petherton, TA13

Offered with the advantage of no onward chain, Higher Orchard is set in a quiet, elevated position in this popular Somerset village. This delightful property is a beautifully presented three bedroom detached bungalow with expertly planted level gardens to the front and rear.

Benefitting from having been recently modernised, to include a new Gas boiler and central heating system in 2020 and new double-glazed windows, this property offers spacious living accommodation and a very private and quiet setting.

The gardens are to the front and rear of the property with wide side access between. All the gardens are beautifully planted with the rear garden being very private. There is a summer house and greenhouse along with a fenced off area for bins at the rear.

Expertly planted with plenty of bespoke arbours and pergolas along with pathways and lawn areas. The garden has been the pride and joy of the current owner.

GROUND FLOOR  
1195 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 sq.m.) 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.  
Made with Metropix ©2024





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>79</b>
(55-68)	<b>D</b>	<b>64</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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](mailto:enquiries@english-homes.co.uk)

[www.english-homessp.co.uk](http://www.english-homessp.co.uk)

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