



21 Ham Hill

Stoke-sub-Hamdon, Somerset TA14 6RL

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A characterful three bedroom cottage with a large garden, quietly situated at the foot of Ham Hill in popular Stoke-sub-Hamdon.

- Open Plan Sitting/Dining Room
- Country Kitchen with Partially Vaulted Ceiling
- Bathroom & WC
- Three Bedrooms
- Tucked Away in an Elevated Position
- Large South Facing Mature Garden
- Timber Summerhouse with Stove
- Sought-After Village Location
- Easy Access to Ham Hill Country Park

GUIDE PRICE £265,000

THE AGENT SAYS...

21 Ham Hill is an attractive country cottage with nicely proportioned, welcoming rooms. Outside, the large garden is a particular feature with dense planting creating a jungle-like oasis that meanders up from the pretty courtyard to a lawned area, high above the cottage.

THE PROPERTY

The cottage does not front the road and steps lead up from the access path to the main entrance. The hallway is bright and welcoming with a single door opening to the living accommodation and a hallway cupboard providing useful hidden storage with plumbing for a washing machine. The open plan sitting/dining room is inviting and homely and boasts some lovely features: a window seat; a brick fireplace with wood burning stove; and accent walls that highlight the chimney breasts. An opening in





the rear wall leads into the extension that houses the kitchen, bathroom and WC. The country kitchen is delightfully quirky with a U-shape layout that makes the most of the available space. The kitchen has an integrated fridge/freezer, built-under oven, gas hob with chimney style extractor, and dishwasher. Wall units and freestanding furniture provide additional storage and there is also room for a comfy chair to sit and look out to the garden. An olive green feature wall brings the outside in and the exposed stone on the rear of the original cottage adds further character. The ceiling has been vaulted and skylights added to allow more of the southern light to fill the room and French doors open to a charming courtyard and the garden beyond.

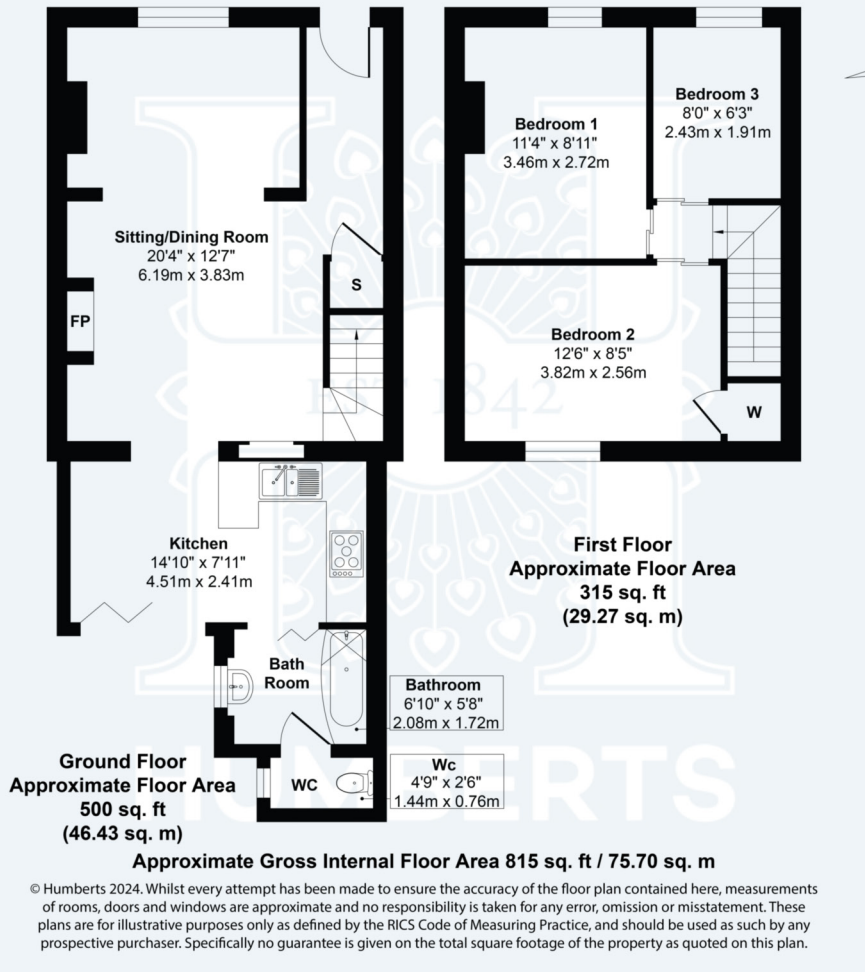
Stairs from the sitting room lead to the first floor where there are three bedrooms - two double rooms and a single (currently used as a craft room/study). Bedroom two benefits from a built-in wardrobe and also has shelving and bedside tables built into the chimney breast alcoves.

OUTSIDE

There is a lawn at the front of the property, with stepping stones across to the neighbouring cottages. At the rear a delightful courtyard abuts the house with a gravel path providing a right of way (for this cottage and the neighbouring cottage) to the end of terrace. Beyond this a lawned path winds up through the unusually large garden and is flanked by thickly planted borders which give a jungle oasis feel to this lovely, private space. Along the path there are various spots to sit and also a timber summerhouse (with stove for heating). At the end of the path, substantially elevated above the cottage, is a lawned area which offers a lovely place to relax in the sun.



Ham Hill Stoke Sub Hamdon, Somerset, TA14



SURROUNDING AREA

Stoke-sub-Hamdon is an attractive village close to Ham Hill Country Park. The thriving community offers primary and secondary schooling, a range of shops and businesses, pubs, doctors, dentist, veterinary surgery etc. The A303 London to Exeter trunk road is nearby, as is Montacute and its historic house. The regional centres of Yeovil and Taunton are within easy motoring distance and both have mainline rail connections.

DIRECTIONS

From the A303 follow North Street towards the centre of the village. Turn left onto High Street and then immediately right onto Ham Hill road; the cottage will be found on the left-hand side (not fronting the road) and accessed via steps from the footpath.

SERVICES

Mains water, drainage and electricity. Gas-fired central heating with radiators.

LOCAL AUTHORITY

South Somerset District Council- Band B

ENERGY PERFORMANCE CERTIFICATE

Current Rating - D

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01935 477277
yeovil@humberts.com

