



## Gastons Lane

Bower Hinton, Somerset

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An attractive and spacious hamstone house in a quiet but convenient setting, with lovely country views.

- Entrance Hall with Storage & WC
- Kitchen/Breakfast Room
- South-Facing Sitting Room
- Conservatory
- Principal Bedroom with En-Suite Shower
- Three Further Bedrooms
- Family Bathroom
- Mature & Secluded Rear Garden
- Shared Driveway with Parking for 2 Cars
- Adjacent to Open Fields

GUIDE PRICE £375,000

#### THE AGENT SAYS...

Situated on the edge of the pretty village of Bower Hinton, is this lovely light property with well-proportioned accommodation, presented in excellent order. The house is situated alongside farmland and enjoys views across this from the kitchen/breakfast room and front bedrooms, and from outside in the delightful garden.

#### THE PROPERTY

The main entrance to the property is at the side, with steps leading up from the parking area. The entrance hall is a good size with a well-placed cloakroom, tall built-in closet, and under stairs cupboard. At the front of the property is the kitchen/breakfast room which is fitted with a range of cream-coloured traditional style wall and base





units, trimmed with pale wood cornices and pelmets that match the worktops. There is a dual-fuel Rangemaster with gas hob, extractor hood, ceramic 1.5 bowl sink, integrated dishwasher, space and plumbing for a washing machine, integrated fridge-freezer, and space for a dining table. At the rear of the room is a serving hatch to the sitting room & it would be possible to create a door through to the sitting room to increase the sense of flow on the ground floor.

At the rear of the house is the south facing sitting room, which is full of light, with windows overlooking the garden and the field to the side. This large room comfortably accommodates plenty of soft seating and also has space for a dining table and additional furniture. A modern cylindrical wood-burning stove provides an attractive focal point. French doors lead out to the conservatory which is a lovely light spot to enjoy the garden on inclement days or to bring on plants in cooler weather. Doors open out to the patio and garden beyond.

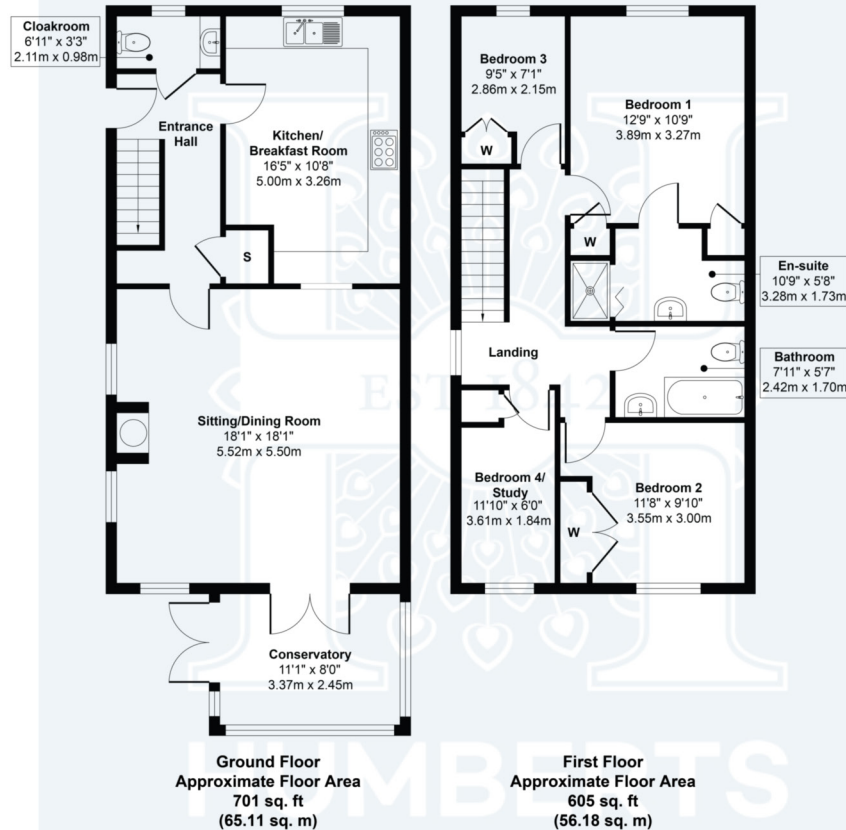
On the first floor there are four bedrooms and the family bathroom. The principal bedroom overlooks the front with fantastic views and benefits from fitted wardrobes (as do the other bedrooms) and an en-suite with large walk-in shower.



## OUTSIDE

The property has a parking area for two cars with a right of way over the driveway from the road. A gated path alongside the entrance steps provides pedestrian access to the rear garden. There is a timber log store and shed tucked alongside the house. The lovely garden is filled with plants with several seating areas nestled in between. A patio adjoining the conservatory provides space for outdoor dining. Trees at the far end provide a lovely sense of seclusion and there is an open view over the fields.

## Gastons Lane, Bower Hinton, Somerset, TA12



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## SURROUNDING AREA

Bower Hinton is a popular village with properties largely constructed of local hamstone. The village has a pub; hotel offering a public bar, restaurant and outdoor terrace; excellent farm shop/cafe; and easy access onto the A303 London to Exeter trunk road. It is adjacent to the larger village of Martock which has a good range of shopping, leisure and educational amenities. The regional towns of Yeovil and Taunton, with comprehensive facilities and mainline railway links, are both within easy reach.

## DIRECTIONS

From the A303 junction with the A356, follow the signposts into Bower Hinton and turn left into Blind Lane, which is situated at the Green, immediately prior to The Hollies Hotel. Take the next right into Gastons Lane and follow the road around to the left; this is the last house at the end of the road.

## SERVICES

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

## LOCAL AUTHORITY

South Somerset District Council- Band D

## ENERGY PERFORMANCE CERTIFICATE

Current Rating - C

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