



4 Springfields

East Chinnock, Somerset BA22 9EW

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An immaculately presented four bedroom home offering spacious accommodation, a large garden, private parking, and garage.

- Entrance Hall with WC
- Kitchen/Dining Room with Garden Access
- Sitting Room with Fireplace
- Family Room Overlooking the Garden
- Principal Bedroom with Spacious En-Suite
- Three Further Bedrooms
- Very Smartly Finished Family Bathroom
- Plot Extending to 0.23 Acres
- West-Facing Garden with Raised Patio
- Driveway & Larger Than Average Garage

OFFERS IN EXCESS OF £450,000

THE AGENT SAYS...

4 Springfields is a super property, offering so many of the features desirable in a modern family home. These include: a large kitchen/diner with breakfast bar and space for a family dining table; interconnecting rooms; access to the garden from the main living spaces; en-suite principal bedroom; large, secluded garden; garage; and private parking. The house is presented in fantastic order, with high spec. finishes, and is ready to move straight into.

THE PROPERTY

The entrance hall is large, bright and welcoming with doors leading off to the ground floor accommodation and stairs rising to the first floor. Just inside the door is a handy storage cupboard and separate WC.





The impressive kitchen/dining room is fitted with a range of solid wood shaker style units, including an integrated dishwasher. There is a large range cooker with induction hob and feature splashback. A large fridge freezer has been neatly incorporated into a pantry unit. The breakfast bar comfortably seats three and the dining area accommodates a large family table. French doors open to the patio and there is a door to the utility, which in turn leads to the driveway. Double doors lead through to the sitting room (also accessible directly from the hall), which is bright and spacious, with a stone fireplace providing an attractive focal point. At the rear is the family room, which interconnects with both the kitchen and sitting room. This room has skylights and three sets of French doors (one set leads out to the patio).

On the first floor there are four bedrooms and the family bathroom. The double-aspect principal bedroom is a superb size and features French windows overlooking the garden, fitted wardrobes, and a very smart and spacious en-suite shower room. Bedrooms two and three are both double rooms, with bedroom two having the benefit of fitted wardrobes. Bedroom four is a smaller, single room which is currently used as a home office.

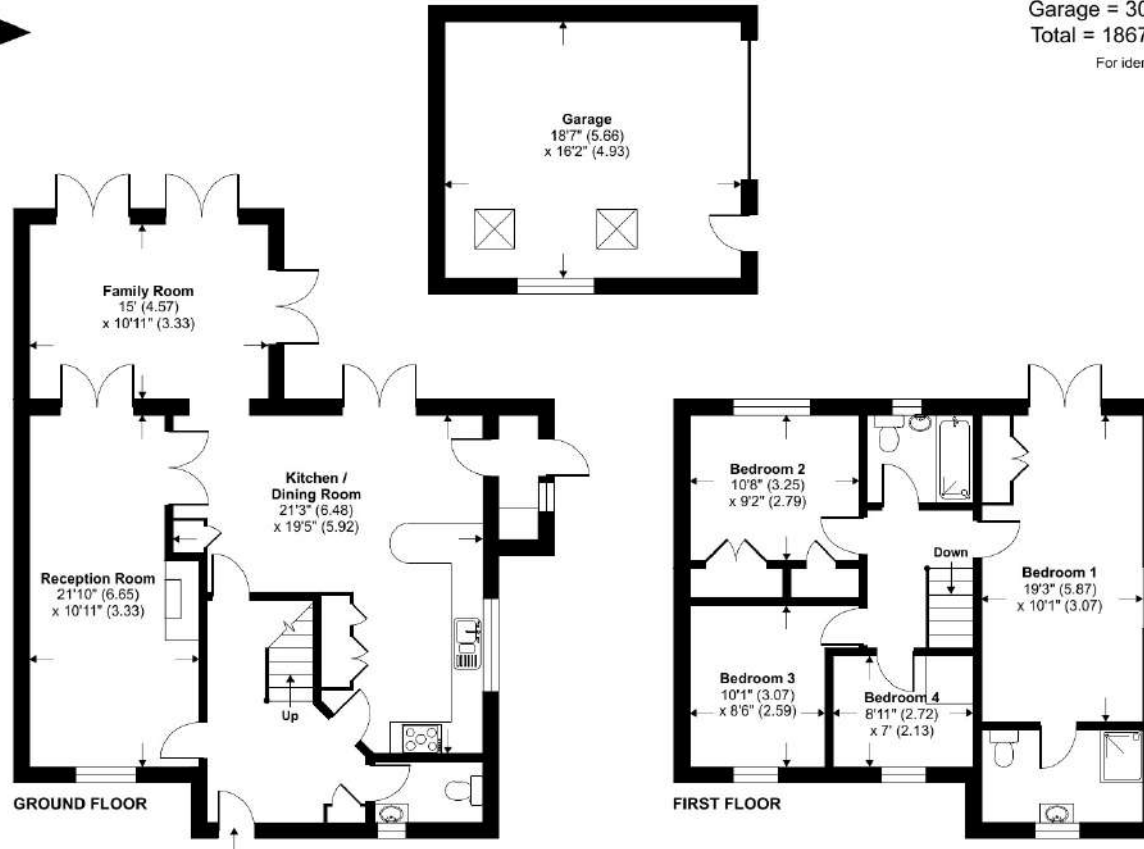
OUTSIDE

The property has a lawned front garden, with steps down to the main entrance from the street and the driveway. The drive is laid to gravel and has a larger than average stone-built garage (with power and lighting - not currently connected) with double doors and a separate pedestrian door near the house. A pedestrian gate provides access to the side entrance of the house. The lawned rear garden is a great size, gently sloping with a natural spring running down the centre, a wooded bank on one side and a large timber shed at the end. Steps from the lawn lead up to a spacious raised patio adjoining the house.



Springfields, East Chinnock, Yeovil, BA22

Approximate Area = 1566 sq ft / 145.5 sq m
Garage = 301 sq ft / 27.9 sq m
Total = 1867 sq ft / 173.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhcom 2024. Produced for Humberts. REF: 1151763.

SURROUNDING AREA

East Chinnock is a small village set at the foot of East Chinnock Hill. It has a church and pub and is roughly equidistant between the market town of Crewkerne and the regional centre of Yeovil. Both towns have facilities catering for most daily needs including supermarkets (Waitrose in Crewkerne). Yeovil has a cinema complex and theatre. There are also railway stations in both towns with regular services to London Waterloo (also to Bath/Bristol and the south coast from Yeovil). North of Yeovil there is access onto the A303 which links to London and the Home Counties.

DIRECTIONS

From Yeovil follow the A30 through West Coker and into East Chinnock. Turn right by the village hall, into Weston Street, and then take the first turning on the right into Orchardleigh. At the end of the road turn left into Springfields and the property will be found on the left-hand side.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating.

LOCAL AUTHORITY

South Somerset District Council - Band C

ENERGY PERFORMANCE CERTIFICATE

Current Rating - D

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