



Linfield

New Road, Norton-sub-Hamdon, Somerset TA14 6SF

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A most attractive hamstone bungalow with generous living accommodation and a delightfully secluded rear garden.

- Spacious Entrance Hall
- Utility Room & Separate WC
- Conservatory
- Three Double Bedrooms (One En-Suite)
- Family Bathroom
- Kitchen with Adjoining Dining Room
- Sunny Sitting Room with Working Fireplace
- Driveway Parking & Two Detached Garages
- Garden Office
- Large Mature Garden with Greenhouse

GUIDE PRICE £645,000

THE AGENT SAYS...

Linfield is an original ashlar hamstone bungalow, built in 1928 but subsequently extended to create the spacious home that exists today. The property is very well presented inside and out and had a brand new roof installed in 2022. The large garden is wonderfully private, fully enclosed, and filled with a lovely selection of plants.

THE PROPERTY

The entrance hall is wide and welcoming with doors leading off to the living accommodation. To the right is the dining area which is a generously sized room for entertaining but with a cosy feel for everyday dining. The wooden flooring has a lovely warm tone and complements the cream-coloured fitted sideboard and dresser unit which continue through from the kitchen.



The adjoining galley kitchen is well-designed and appointed, with traditional style cream units, oak worktop, Belfast sink, space and plumbing for a dishwasher, range cooker with chimney extractor and attractive glass splashback, and space for a tall fridge-freezer. Light streams in through the windows creating a lovely feeling of space and connection to the garden.

The dining area lead through to the equally spacious sitting room which is lovely and bright with a large window and fully glazed door to the front and French doors on the side. The brick fireplace is an attractive feature with a stone hearth, wood burning stove, and the chimney breast highlighted in a delicate shade of terracotta. At the rear of the sitting room is a small internal hall that leads to the family bathroom and two double bedrooms which both have views of the garden.

Back in the main entrance hall there is a access to bedroom two which has an en-suite shower room. At the end of the hall a fully glazed door leads into the utility room which is a good size, with fitted units, worktop, space/plumbing for a washing machine, and room for an additional fridge/freezer. To the side of the utility is a separate WC. The utility leads into the conservatory which has a lovely view over the garden and is the perfect spot to enjoy a cuppa on inclement days. The conservatory opens out to the side, leading to the office and adjoining garage, and also to the rear, leading to the patio and garden beyond.



OUTSIDE

A closeboard fence and shrubs separate the bungalow from the street, with solid timber gates opening to the large gravel driveway in front of the property. Small areas of lawn and planted borders provide a lovely burst of green to the facade. To the left of the bungalow is a garage with adjoining home office at the rear. A tall gate provides pedestrian access to the office and the rear garden. There is a further garage tucked away on the opposite side of the bungalow, where there is also a west-facing patio area with pergola (with access from the sitting room French doors), and access through to the rear garden.

The lovely, large rear garden is predominantly laid to lawn, interspersed with beds and borders stacked with shrubs, grasses and other perennials, including apple trees. Adjoining the house is a large patio, with a smaller, more intimate seating area further down the lawn. A trellis screen hides a timber storage shed and there is also a greenhouse tucked away in another corner.

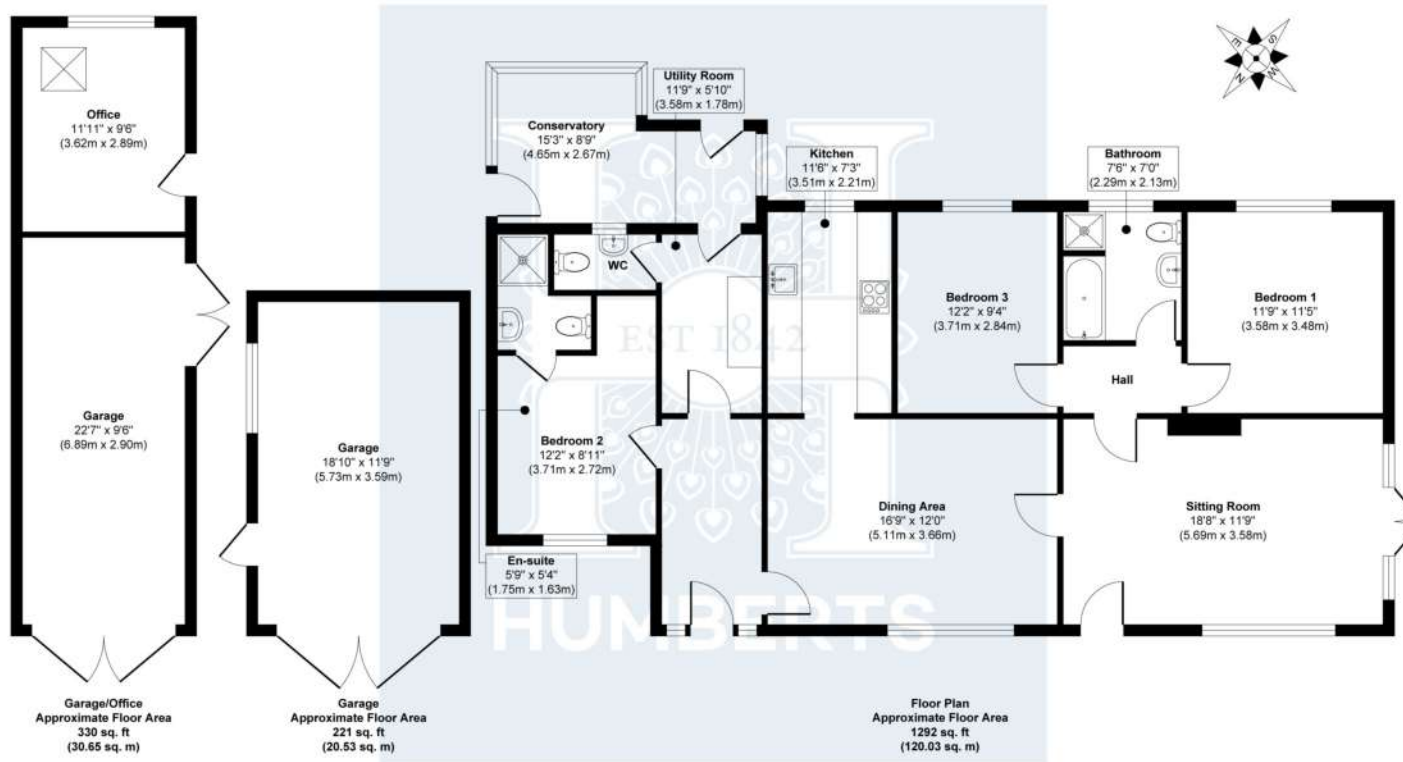
SURROUNDING AREA

The property is located close to the heart of Norton-sub-Hamdon; a beautiful and historic village largely constructed of the local stone extracted from nearby Ham Hill Country Park. The village has an excellent primary school as well as a pub, church, thriving village shop/post office, and a popular café. The village also has a thriving social scene with numerous activities. There is easy access onto the A303 Exeter to London trunk road and also to Yeovil and Crewkerne, both of which have excellent amenities and mainline rail connections. There is also a regular bus service to Yeovil and South Petherton. The area is well served by state and independent schools including Hazelgrove, Sherborne, Perrott Hill, and Millfield.





New Road, Norton Sub Hamdon, TA14



Approx. Gross Internal Floor Area 1843 sq. ft / 171.21 sq. m (Including Garage)

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Produced by Elements Property

DIRECTIONS

From the A303 Podimore roundabout continue in a westerly direction taking the A356 signposted to Crewkerne. Take the second left turn to Norton-sub-Hamdon and continue through the village where you will see the shop/post office on your right. Turn left into New Road where the property will be found on the right-hand side.

SERVICES

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

LOCAL AUTHORITY

Somerset Council - Band E

ENERGY PERFORMANCE CERTIFICATE

Current Rating - D

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