



Westmoor

Water Street, Lopen, Somerset TA13 5JP

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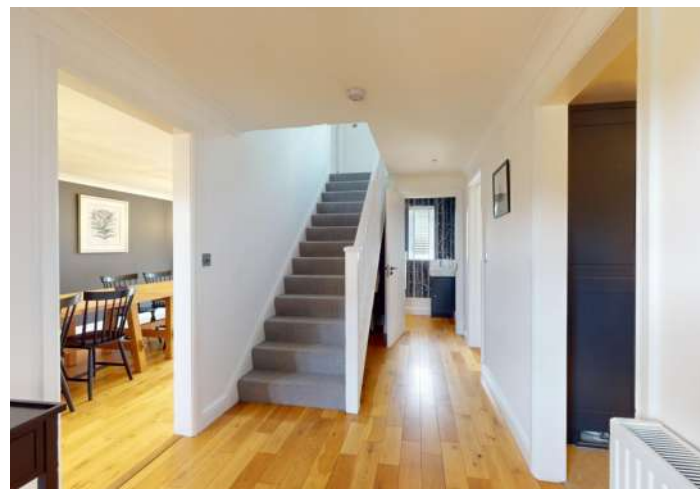
A very spacious and immaculately presented four bedroom family home with a fully enclosed rear garden and private parking.

- Kitchen with Breakfast Bar
- Utility Room
- Huge Dining Room with French Doors
- Family Room with Garden Access
- Sitting Room with Fireplace
- Luxurious Principal Bedroom with En-suite
- Three Further Double Bedrooms
- Family Bathroom & Ground Floor WC
- Walled Rear Garden
- Off-Road Parking for Multiple Vehicles

GUIDE PRICE £570,000

THE AGENT SAYS...

Built in 2004, this wonderfully spacious house is beautifully presented, decorated throughout in a calming palette of white, blue and grey which harmoniously links all of the rooms together. The finish is to a very high specification with beautiful floors, a stunning kitchen, and elegant bathrooms. This house was designed for big gatherings, with a welcoming large entrance hall and generously proportioned rooms - including a dining room that comfortably seats 16 people. Outside, there is plenty of parking for guests and a lovely secluded garden that is ready for the new owners to add their stamp to with planting and landscaping.



Ground Floor

The impressive entrance hall is wide, bright and welcoming. To the left is the huge dining room - over 6m long - which is currently set up to seat 16 people. French doors lead out to the garden for summer gatherings.

At the front of the house the kitchen and utility are well-placed for busy mornings. The kitchen is fitted with dark blue units, with oak worktop, upstands, and a waterfall side to the breakfast bar. There is plentiful storage and all of the appliances are integrated for a seamless, modern look. The adjoining utility room has fitted units with worktop, space/plumbing for a stacked washing machine and tumble drier, and a door leading out to the driveway.

At the end of the hall is a WC and space for storage under the staircase. To the right, at the rear of the house, is the family room. This light-filled room has French doors out to the garden, a practical tiled floor, and a built-in dresser unit with glazed cupboards for storing drinks glasses.

The family room connects through to the large sitting room, which comfortably accommodates three sofas, and has a delightful spot for an armchair, tucked under the staircase next to the fireplace.



First Floor

On the first floor there are four double bedrooms and the family bathroom. The principal bedroom and bedrooms three and four are accessed from the main staircase in the hall. The luxurious principal bedroom has a dedicated dressing room and a very smart en-suite with a walk-in shower. Bedrooms three and four are both nicely proportioned, good-sized doubles.



Bedroom two is above the sitting room and has its own staircase from the family room. This very generous room occupies the full depth of the house, with windows front and rear, and is a great multifunctional space; it could work well as a craft room, home office, guest bedroom or teen hangout. There is also a separate store room.

OUTSIDE

The property is side on to the lane and enclosed by stone and brick walls. In front of the house is a block paved driveway with room for multiple vehicles. On the far side of the house there is pedestrian access to the rear garden.

The garden is partially walled and very secluded. At present it is a fairly blank canvas, laid to lawn with a small patio area, but has lots of potential. There are a couple of trees, some shrubs, and a timber storage shed.

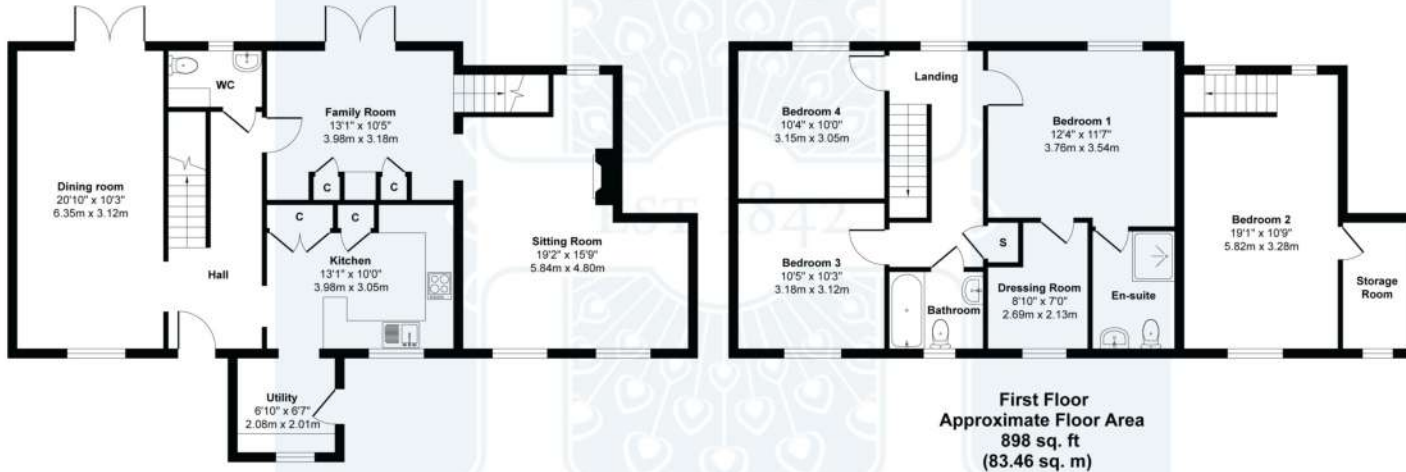
SURROUNDING AREA

Lopen is an attractive village largely built of hamstone properties and Church Street is a quiet 'no through' lane within a conservation area. Lopen has a village hall, church and farm shop, with further amenities available in the nearby villages of Seavington, Hinton St. George and Merriott. Crewkerne has a Waitrose supermarket and mainline rail connections and is just a short drive away, as is the A303 trunk road.





Water Street, Lopen, Somerset, TA13



HUMBERTS

Approximate Gross Internal Floor Area 1,843 sq. ft / 171.25 sq. m

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DIRECTIONS

From the A303 South Petherton roundabout take the second exit towards Seavington St. Michael and continue for just over a mile to the Lopen Head roundabout. Take the first exit and continue into Lopen, turning right into Water Street 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 C

ENERGY PERFORMANCE CERTIFICATE

Current Rating - C

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