



51 Castle Street

Stoke-sub-Hamdon, Somerset TA14 6RF

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An attractive seven bedroom home with spacious living accommodation and delightful gardens, with views front and rear.

- Versatile Family Home
- Countryside Views
- Open Plan Kitchen/Dining/Family Room
- Second Sitting Room
- Utility and Ground Floor WC
- Study
- Principal Bedroom with En-suite Shower
- Six Further Bedrooms over First/Second Floors
- Family Bathroom
- Gated Driveway and Front and Rear Gardens

GUIDE PRICE £685,000

THE AGENT SAYS...

Situated at the foot of Ham Hill Country Park this spacious family home is quietly tucked down a no-through road but within easy walking distance of the village amenities. The property has lovely countryside views to the front and rear, which stretch to the monument atop Ham Hill itself. Inside, the house is perfectly suited to modern family life with many desirable features that include an open plan kitchen/dining/family room, separate sitting room, utility room, kitchen island with breakfast bar, and a huge principal bedroom with en-suite. The two loft rooms are currently used as a gym and home office but offer great versatility to suit the new owners requirements.



THE PROPERTY

Ground Floor

The front door opens to a spacious entrance hall with separate cloakroom. To the left is a good-sized study which overlooks the front garden. At the end of the hall is the open plan kitchen/dining/living room. This wonderful space is perfectly suited to modern family life and a fantastic space to entertain large groups. Windows to the front and rear, sliding doors, and French doors, allow light to stream in from multiple aspects and provide the all- important connection to the garden.

The modern fitted kitchen has a much-coveted island with breakfast bar, an extensive range of units in inky blue and grey, integral dishwasher, gas hob, Rangemaster oven with stainless steel hood, space for an American style fridge/freezer, and a 1.5 bowl sink with drainer and mixer tap. The living and dining space has a central fireplace with wood burning stove and space for a generous family size dining table and plenty of soft seating.

At the rear of the kitchen an archway opens to a small hallway which leads to a cosy sitting room at the front, a utility room, and out to the rear garden. The utility has a window to the rear, a good selection of wall and base storage units, space and plumbing for a washing machine and tumble drier, and also houses the boiler.

First Floor

Stairs rise from the hall to the first floor where there are five bedrooms, a playroom and the family bathroom. The huge principal bedroom is lovely and light with windows to the front and rear, ample eaves storage, and a hatch to the loft space. The spacious en-suite has a shower cubicle, WC, vanity unit with basin, and a heated towel rail.



Bedroom two has a built-in wardrobe, eaves storage, and a hidden passage to bedroom three - great fun for little ones. Bedroom three also has a built-in wardrobe and further storage. Bedrooms four and five are both double rooms and bedroom four benefits from eaves storage. There is also a useful airing cupboard (with hot water tank) on the landing. The family bathroom has a jacuzzi bath, separate shower, pedestal basin, WC, and a heated towel rail.

Between bedrooms three and five is a small playroom from where stairs rise to the loft rooms.

Second Floor

Both loft rooms have skylights and eaves storage (loft room one also has a storage cupboard). Loft room one is currently used as a home gym and loft room two as an office.

OUTSIDE

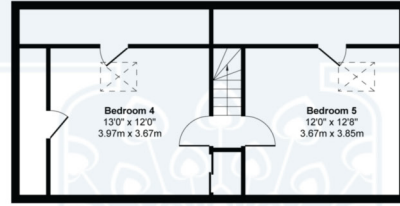
A five bar gate leads off the lane and onto the private driveway and parking. The south facing front garden, often used by the current owners, catches the sun all day and is a lovely spot to enjoy elevenses with its views over Ham Hill Country Park.

The rear garden backs onto open countryside and has fantastic far reaching views. It is a great space for entertaining in the summer, with French doors leading out from the open plan living area. A decked area, with built-in bar and outside sink, abuts the house; a gas bbq and pizza oven are available by separate negotiation. A paved patio and pergola provide good-sized sitting/dining space. A gated path to the side provides access to a storage area and through to the front of the property.

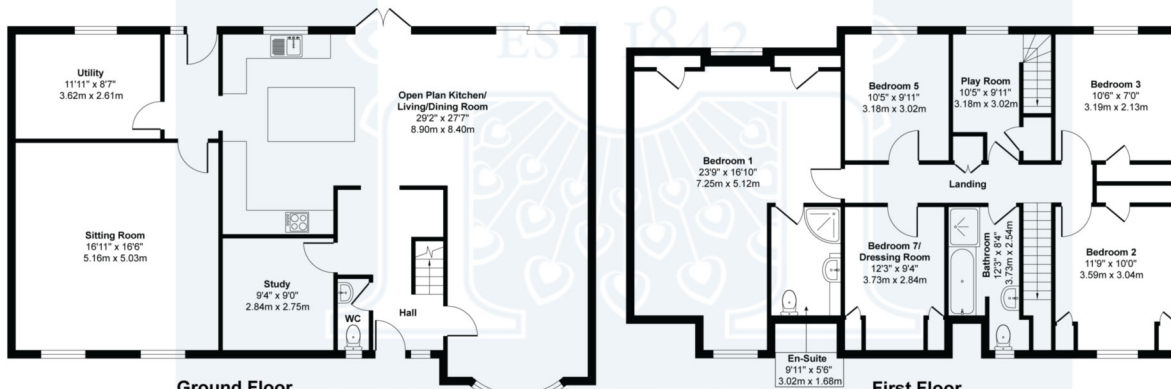




Castle Street Stoke Sub Hamdon, Somerset, TA14



Second Floor
Approximate Floor Area
474 sq. ft
(44.06 sq. m)



Ground Floor
Approximate Floor Area
1,248 sq. ft
(115.97 sq. m)

First Floor
Approximate Floor Area
1,078 sq. ft
(100.15 sq. m)

Approximate Gross Internal Floor Area 2,800 sq. ft / 260.18 sq. m

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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, 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 enter the village from North Street. Prior to the junction with High Street, turn left into Castle Street. Continue to the end of Castle Street and follow the road around to the left. The property will be on the left-hand side.

SERVICES

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

LOCAL AUTHORITY

Somerset Council - Tax Band G

ENERGY PERFORMANCE CERTIFICATE

Current Rating - C

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