



Des Noyers

Sutton Montis BA22 7HF

George James PROPERTIES

EST. 2014

# Des Noyers

Sutton Montis BA22 7HF

Guide Price - £575,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Positioned in a quiet lane with open countryside views to the front is this detached bungalow occupying a generous sized plot with well maintained and mature gardens. This home has been well cared for by the present owner and features a spacious conservatory adjoining a double aspect sitting room, two double bedrooms, bathroom and separate WC. This home would be ideal for those looking to live within the heart of Somerset countryside nearby to local villages.

## Amenities

The pretty village of Sutton Montis in the lee of Cadbury Castle is thought to be one of the sites of King Arthur's legendary Camelot. The countryside that surrounds the village is particularly attractive and sporting, walking and riding opportunities abound. There are popular public houses in the nearby villages of Corton Denham and South Cadbury while the historic Abbey town of Sherborne and the local regional centre of Yeovil lie within short motoring distance providing between them an excellent range of cultural, recreational and shopping facilities.

## Services

Mains water, drainage and electricity are all connected. Oil fired central heating to radiators. Council tax band E.

## Entrance Hall

With window to front, doors to kitchen, sitting room, both bedrooms, bathroom and WC. Large airing cupboard, further storage cupboard, radiator, hatch to loft space.

## Kitchen 14' 1" x 10' 11" (4.29m x 3.34m)

With window to rear and door leading into conservatory. Floor and wall mounted storage units with roll-top worksurfaces, inset one and a half bowl sink with single mixer tap and drainer unit. Built in appliances include four ring electric hob with extractor fan above, fan assisted oven and grill. Space and plumbing for a washing machine, space for a freestanding fridge/freezer, floor mounted oil boiler, additional storage cupboard/pantry with window.



**Sitting Room** 21' 4" x 13' 3" (6.50m x 4.04m)

With front and side aspect windows with sliding patio doors to rear leading into the conservatory. Feature log burning fireplace, two radiators.

**Conservatory** 13' 10" x 22' 10" (4.22m x 6.95m)

Double doors to rear and single door to side leading to the garden, tiled flooring, radiator.

**Bedroom 1** 11' 5" x 13' 8" (3.48m x 4.16m)

With window to rear, radiator.

**Bedroom 2** 11' 6" x 13' 7" (3.50m x 4.14m)

With window to front, built in wardrobes, radiator.

**Bathroom**

With window to rear. Suite comprises a panel enclosed bath with a single mixer tap, shower attachment and glazed shower screen, pedestal wash hand basin with a single mixer tap. Fully tiled walls, chrome heated towel rail, wall mounted dimplex heater.

**W.C**

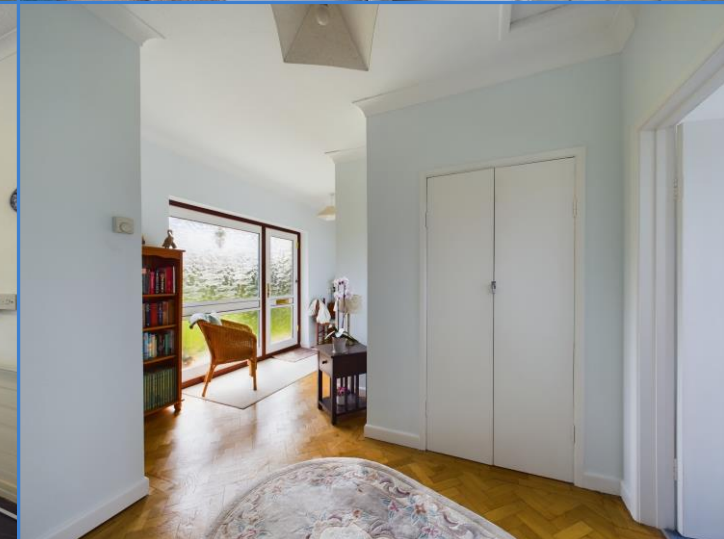
With window to rear, WC and vanity shelf.

**Outside**

To the front are views across open countryside and a large front garden predominantly laid to lawn with mature shrubs, hedging and borders. There is a spacious driveway for approximately four vehicles, access to the single detached garage, pathways on both sides of bungalow to the rear garden secured by timber gates and a storm porch with external lighting. To the rear is a spacious mature garden featuring a large lawned area, paved patios and maintained borders. There is a timber constructed storage shed, water tap and access to the side of the garage and lean-to.

**Garage** 16' 7" x 10' 1" (5.06m x 3.08m)

This is a single detached garage with a pitched roof providing storage space in the eaves, power points and lighting. Accessed by an up and over door to the front, there is a single door to the side giving access to the garden. Joined to the rear is a lean-to with opening to the garden which could be used as a potting shed.



GROUND FLOOR  
1532 sq.ft. (142.3 sq.m.) approx.



TOTAL FLOOR AREA: 1532 sq.ft. (142.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> | 41                      |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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