



2 Hawthorne Close
Langport, TA10 9EA

George James PROPERTIES
EST. 2014

2 Hawthorne Close

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Guide Price - £775,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

2 Hawthorne Close is a beautiful detached property that has been substantially extended and reconfigured by the current owners. This impressive property offers very well presented, stylish living space of almost 2000sqft. The main open plan living area is quite stunning with large kitchen/dining room opening to the breathtaking sitting room with vaulted ceiling and four sets of patio doors opening to the gardens. The property is superbly finished with quality fittings including oak internal doors with solid oak skirting boards and door architraves. There are lovely parkland style gardens with mature trees, summerhouse and secluded vegetable area with greenhouse. The whole plot approaches half an acre.

Amenities

High Ham is a much sought after village with local facilities that include a church, village hall, playing field and very successful Primary School that was rated 'good' when last inspected by OFSTED in September 2022. The village is also home to the 'Stembridge Tower Mill' it is the last remaining thatched windmill in England. The village is less than 4 miles to the north of Langport which offers a good range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Academy. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington) The Dorset coast is about 25 miles.

Services

Mains water, electricity and drainage are all connected. Council tax band E. LPG 'Eco' boiler providing hot water and central heating.

Agents note

The property comes with planning permission to create a porch if required. There is a public footpath that runs behind a post and rail fence along the rear boundary of the garden. Further details are available upon request.

Entrance Hall



With Velux roof window, radiator and built in storage cupboard.

Kitchen / Dining Room 12' 10" x 24' 3" (3.91m x 7.40m)

With window to the rear and ceiling solar tube light. High quality fitted kitchen comprising base and wall mounted units with peninsular breakfast bar. One and a half bowl ceramic sink unit with mixer tap. Bosch double oven, four ring electric induction hob and extractor hood over. Built in fridge freezer, dishwasher and wine fridge. LED kick board lighting and heater. Oak flooring in the dining area with opening to the sitting room.

Sitting Room 25' 1" x 24' 3" (7.64m x 7.39m)

This impressive room offers a spacious and bright living area with vaulted ceiling along with exposed roof trusses. Four sets of patio doors, Velux roof windows and full height glazing on the west gable allows light to flood the room. The sitting room is finished with oak flooring and a large fire place with 'Blue Lias' hearth and mantle shelf housing a 10 kw contemporary log burner.

Rear Hall 4' 2" x 9' 9" (1.28m x 2.97m)

With part glazed door to the side and radiator.

Utility room 5' 9" x 9' 9" (1.74m x 2.98m)

With window to the side, base units with single drainer sink unit, space for washing machine and tumble dryer, shelving and door to the garage.

Shower Room 5' 3" x 7' 11" (1.60m x 2.41m)

With window to the side, low level WC and wash hand basin. Shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 1 12' 7" x 14' 6" (3.84m x 4.41m)

With window to the front, radiator and range of fitted wardrobes.

En-suite

With window to the side and suite comprising low level WC, wash hand basin with mirror over and shower cubicle with mains shower. Heated ladder towel rail.

Bathroom 6' 0" x 8' 4" (1.83m x 2.54m)

With window to the side and suite comprising low level WC and wash hand basin with vanity cupboards and mirror over. Panelled bath with mains shower and screen. Radiator.

Bedroom 2 13' 0" x 13' 7" (3.95m x 4.14m)

With window to the side and patio doors to the rear garden. Radiator.

Bedroom 3 11' 10" x 12' 3" (3.60m x 3.73m)

With window to the front and radiator.

Bedroom 4 8' 4" x 7' 10" (2.54m x 2.38m)

With window to the front and radiator.

Garage 18' 8" x 9' 9" (5.68m x 2.98m)

Outside

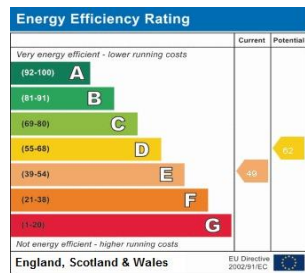
A vehicular drive with ample parking leads to the garage, the front garden is laid to lawn and offers superb views with paths to either side giving access to the rear garden.



GROUND FLOOR
1911 sq.ft. (177.5 sq.m.) approx.



TOTAL FLOOR AREA: 1911 sq.ft. (177.5 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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