



Golden Pennies, Over Stratton,
South Petherton, Somerset, TA13 5LQ

Guide Price £600,000

4 bedrooms
Ref:EH001868



ENGLISH HOMES

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Overview

- 4 Bedroom detached house
- Well presented property with much improvement by the existing owners
- Located in a popular village with an award winning restaurant
- Master bedroom with en-suite
- Cloakroom
- Double garage with hobby room & gated off road parking
- Living room, dining room & conservatory
- Kitchen & utility
- Efficient property to run
- "B" EPC Rating



English Homes are delighted to be marketing this well presented 4 bedroom house. The current owners have enhanced the property making it well presented, where you can simply move in and enjoy. The deceptive accommodation comprises, hallway, cloakroom, living room, dining room, conservatory, kitchen, utility, 4 bedrooms, master with en-suite & family bathroom. The property comes with the benefits of being in the heart of the popular village of Over Stratton giving easy access to all arterial routes, double garage, gated off road parking, gas central heating, enclosed garden, owned solar panels making it an efficient property to run, and uPVC double glazing. Internal viewing is a must to appreciate the standard of this lovely home.



ACCOMMODATION:

Covered entrance with opaque double glazed door to:

Hallway:

Full length front aspect opaque stained glass windows, radiator, thermostatic control, attractive staircase to first floor landing, coving, doors to:

Cloakroom:

Low level dual flush toilet, vanity wash hand basin, tiled to 1/2 height, tiled flooring, extractor fan, coving.

Dining Room: 11' 5" x 11' 1" (3.47m x 3.38m)

Front aspect uPVC double glazed leaded windows with window shutters, radiator, coving.

Living Room: 16' 4" x 14' 2" (4.97m x 4.32m)

2 full length uPVC double glazed rear aspect windows, radiators, multi fuel fire with Minster stone hearth and mantel, coving, uPVC double glazed French doors through to:

Conservatory: 14' 10" x 9' 6" (4.51m x 2.90m)

Brick based uPVC double glazed conservatory, radiators, laminate flooring, spot lights, uPVC double glazed French doors to rear garden.

Kitchen: 17' 8" x 9' 5" (5.389m x 2.88m)

Dual aspect uPVC double glazed leaded windows to the front and rear with window shutters, 1 1/2 bowl sink and drainer with mixer taps, a range of low level and



wall mounted kitchen units, roll top work surfaces, integrated microwave and dish washer, pelmet and floor lighting, space for range cooker with stainless steel extractor hood over, coving, inset spot lights, space for American style fridge/freezer, radiator, door to:

Utility Room: 13' 6" x 7' 6" (4.12m x 2.28m)

Rear aspect uPVC double glazed leaded window with window shutter, circular stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, larder style cupboard, space and plumbing for washing machine, space for tumble dryer, gas boiler, radiator, coving, loft hatch access, uPVC double glazed stable door to the rear garden.

Landing:

Spot lights, coving, airing cupboard with hot water tank, loft hatch access with loft ladder and light, doors to:

Bedroom 1: 14' 2" x 11' 2" (4.33m x 3.40m)

Min measurement not into door recess. Rear aspect uPVC double glazed leaded window with partial countryside view, radiator, fitted wardrobes, drawers and vanity area, door to:

En-Suite:

Side aspect opaque leaded uPVC double glazed window, tiled window sill, low level toilet, his and hers vanity wash hand basin, heated towel rails, shower cubicle with waterfall shower head, fitted mirrors with lights, inset spot lights.

Bedroom 2: 11' 1" x 11' 4" (3.38m x 3.46m)

Front aspect uPVC double glazed leaded window, radiator, fitted wardrobes, radiator, coving.

Bedroom 3: 10' 11" x 9' 5" (3.34m x 2.88m)

Front aspect uPVC double glazed leaded window, radiator, coving.

Bedroom 4: 9' 9" x 9' 7" (2.96m x 2.91m)

Max measurement. Rear aspect uPVC double glazed leaded window with partial countryside views, radiator.

Bathroom:



Front aspect opaque leaded uPVC double glazed window, bath with side panel and shower attachment, pedestal wash hand basin, low level toilet with concealed cistern, splash backs, heated towel rail, spot lights.

Outside:

Front:

There is a gravelled frontage with an attractive stone wall border. A tarmac driveway leads to a double wooden gate and leads to the garage & parking.

Garage & Parking: 16'7" x 16'3" (5.05m x 4.96m)

There is off road parking and turning for a number of vehicles. The garage has an electric metal roller door, work bench, wall mounted cupboards, uPVC double glazed window to rear, courtesy door to rear garden, power, lighting, step ladders to a boarded area with a front aspect uPVC double glazed window, ideal as a hobby room/play area or study.

Rear:

There is a paved patio area, level lawn garden with further raised patio and seating area to the rear. Raised well stocked borders with stone walls. Fence panel surround.



Services:

The property is connected to mains water, drainage, gas & electricity. There are owned solar panels & hot water solar panels, thus making this an efficient property to run.

Directions:

What3words: ///sofas.clown.binders

Amenities:

Over Stratton is a highly sought after and extremely pretty village. It has a popular pub/restaurant, The Royal Oak, along with The New Farm Restaurant which also offers top quality B&B. A well rated Pre-school runs at the Village Hall and various clubs and societies meet here regularly. The nearby South Petherton is a small residential country town with a village atmosphere set in surrounding countryside 1 mile from the A303 roadway and offers a range of shopping facilities together with a new Hospital, Day Centre, infant and junior schools, ATM machine, churches, library, doctors and veterinary surgeries, chemist, tennis, bowling, football, cricket and youth clubs. There is a bus service to neighbouring towns and villages. Yeovil is 10 miles, Crewkerne 6, Ilminster 6 and the county town of Taunton is 18 miles with its mainline station and M5 motorway.

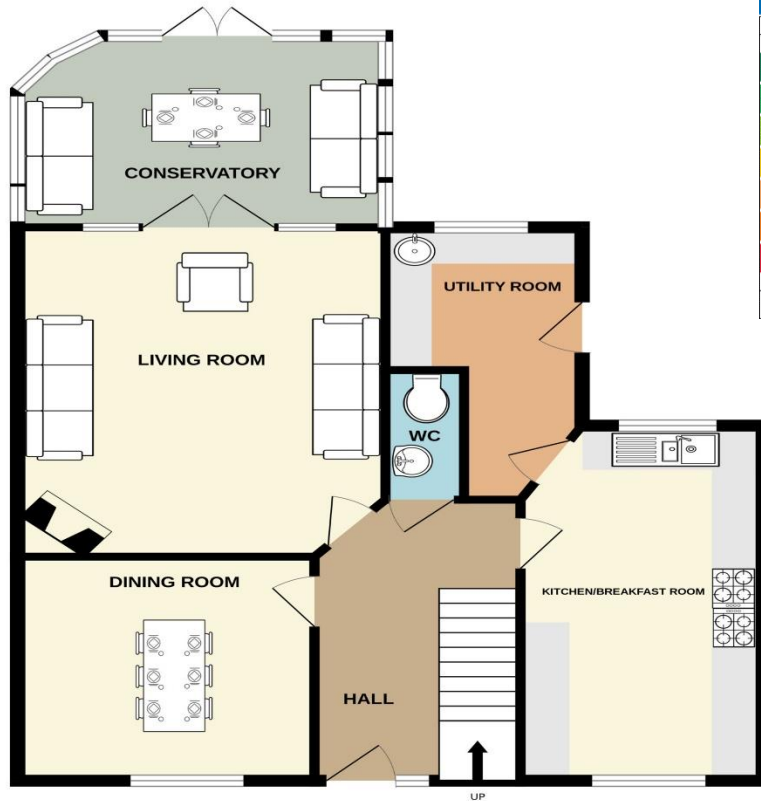


VIEWINGS STRICTLY BY APPOINTMENT:

Langport Office 01458 252530 sales@english-homes.co.uk

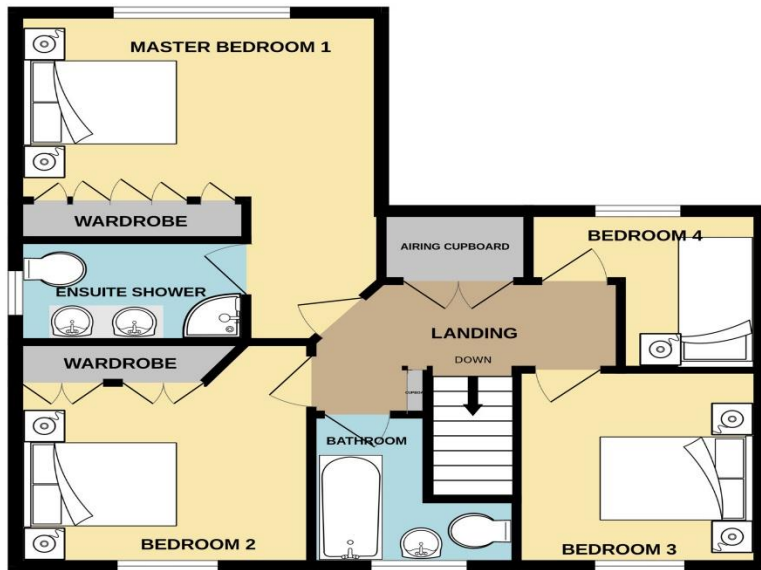
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GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

1ST FLOOR



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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