

rodgers
estate agents



Hurst
Martock, Somerset, TA12 6JU



£785,000 Freehold

A handsome detached house situated on a substantial plot of just under a half an acre, with a delightful rear garden with a stunning Oak Pavilion, a perfect place for al fresco entertaining, overlooking an expansive lawn and Indian Sandstone Terrace of 85 square metres. The present owners have sympathetically refurbished and modernised the house over the last few years to a very high standard and an internal inspection is highly recommended. The property has scope to extend, subject to the usual planning permissions and is offered with no upper chain. The accommodation on the ground floor comprises of an entrance hall, cloakroom, sitting room, dining room, T.V room/ snug, kitchen/ dining room and utility room. On the first floor there are four good size bedrooms, master with en suite shower room and a family bathroom. Further features include central heating, double glazing, a garage and a sweeping drive to the front providing off street parking for several cars. The village lies between Bower Hinton and Martock. The town of Martock, has an excellent range of day to day amenities including shops, businesses, doctors, pubs, and primary school, whilst it has excellent road networks with the A303 London to Exeter trunk road and the M5/M4 motorway link. The regional centres of Yeovil, Sherborne and Taunton.

Entrance

A stone porch with a studded oak door leads into the entrance hall with stairs to the first floor and cloaks cupboard. Oak doors leading into the:

Sitting Room

18'11" x 11'11" (5.51m x 3.38m) Dual aspect with windows to the front and rear, open fire with stone surround.

Dining Room

Kitchen

14'11" x 13'2" (4.30m x 4.02m) Fitted with a range of cupboards and drawers topped with Quartz work surfaces, large island, pantry cupboard, integrated appliances, wine fridge, Fisher and Paykel gas range cooker, double ceramic Belfast sink. Window overlooking rear garden and a study nook with window to the front aspect. Stable door leads into:

Utility Room

T.V Room/ Snug

19'10" x 9'11" (5.82m x 2.77m) With full-height window to the front and glazed door to rear garden. Feature lighting.

Cloakroom

With contemporary low-level WC and basin, window to the front.

First Floor

Landing

Principal Bedroom

14'0" x 11'11" (4.26m x 3.35m) Double bedroom with window to the front and door into en-suite shower room.

Bedroom 2

12'1" x 11'6" (3.68m x 3.53m) Double bedroom with window to the rear and built in wardrobe.

Bedroom 3

13'5" x 7'6" (4.11m x 2.31m) Double bedroom with window overlooking the front, built in wardrobe.

Bedroom 4

11'0" x 8'2" (3.35m x 2.49m) Small Double with window overlooking the garden.

Family Bathroom

Panelled bath with shower over, washbasin and WC.

Garage

17'7" x 11'8" (5.39m x 3.59m)

Outside

To the front

A wooden gate leads into a gravelled drive providing parking for up to six vehicles and the single timber garage. A level lawn is bordered by stone walls.

To the rear

An Indian Sandstone terrace (85 square meters) opens onto an expansive 145ft garden consisting of level lawn, mature shrubs and trees. To one side sits an Oak Pavilion with Cedar shingle roof and power This provides a sheltered alfresco dining area with adjacent pizza oven. The garden is entirely bordered by fencing. There are two large timber outbuildings both of which have power.

Material Information

Flood risk - stated as very low risk from all sources

Tenure – Freehold

Council Tax Band - F

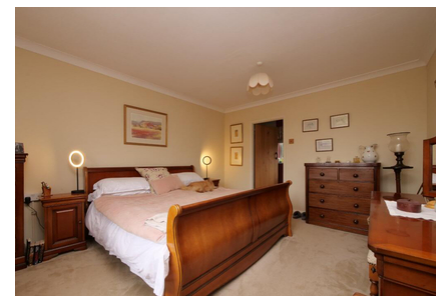
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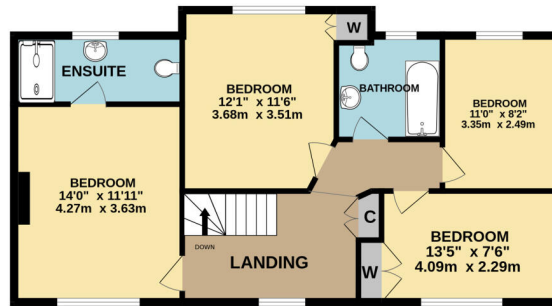
Services – All mains services are connected with Gas fired central heating
Broadband - Ultrafast broadband is available

Mobile phone coverage - Outdoor coverage is available from four providers, indoor from two providers for both voice and data.

Agents Notes

Under Section 21 of the Estate Agents Act 1979 we declare that a member of staff has a personal interest in this property.





GROUND FLOOR
1429 sq.ft. (132.7 sq.m.) approx.



TOTAL FLOOR AREA : 2176 sq.ft. (202.2 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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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