



High Ham, TA10 9DB

Asking Price Of £785,000, Freehold

COOPER
AND
TANNER



High Ham

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 4  3  2  c.0.4 acres EPC E

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Description

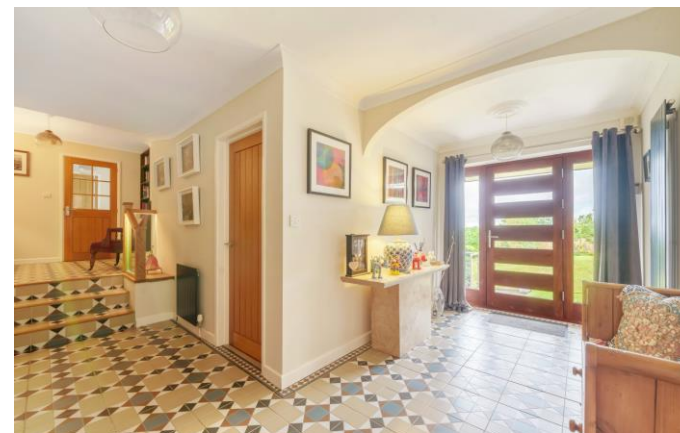
A simply beautiful one-storey home with a stunning high specification interior that belies its modest exterior, and set within a large, secluded plot in an elevated position taking in far reaching countryside views from the edge of this sought after village. This really isn't your typical 'bungalow' and is a must view to be fully appreciated.

Accommodation

The property is entered principally via the front elevation, which is sheltered by a canopy and has a large oak and glazed door opening to the impressive reception hall at the heart of this home. Features such as attractive mosaic tiled flooring, contemporary anthracite radiators and illuminated bannisters, really set the tone for the exceptional quality of decor and fixtures seen throughout. Oak doors open to all rooms and cupboards, including the two particularly large, fitted stores within the hallway. Bedrooms and bathrooms are found at the northern end of the property, with living accommodation at the opposite side. This begins with an office providing great work from home potential, although could provide a fifth well-proportioned bedroom as required. The cloakroom provides ample space and hanging for coats and shoes, with access to a further enclosed washroom/WC. Stepping into the kitchen/dining area is sure to provide the 'wow factor' given the surprisingly large proportions and abundance of natural light pouring in from front and rear aspects. Bi-folding doors in the spacious dining area, provide

wonderful far-reaching views, and open to allow accommodation to spill onto a large patio during the warmer months. The kitchen is beautifully appointed with a wide range of quality wooden wall and base cabinets, granite work surfaces with an under mounted sink and breakfast bar. Integral appliances include a fridge/freezer and dishwasher. Undoubtedly this fabulous entertaining space is sure to please those who love to host friends and family. A separate utility room provides a suitable space for laundry appliances and a secondary sink upon base level storage unit. A large archway leads from the kitchen/diner into the equally impressive living room, which also enjoys a dual aspect with large 3/4 height windows offering countryside views to the front, and bi-folding doors opening to the rear garden. Ample space is provided for a wide range of seating, with an attractive fireplace and log burning stove as the focal point.

The four bedrooms are all of fabulous proportions, with ample room for large beds and accompanying furniture to suit. The two front facing rooms enjoy wonderful far-reaching views, whilst the two at the rear benefit from a pleasant aspect toward the secluded back garden. The principal suite benefits from a superbly presented and fully tiled en-suite, including a large walk-in shower cubicle. The other bedrooms are served by a particularly large family bathroom which is also fully tiled and comprises a modern four-piece suite including a freestanding bath and separate shower cubicle.









Outside

Orchard Bank is nestled almost at the centre of its substantial c.0.4acre plot, with large expanses of lawn to front and rear. This provides recreation and entertaining spaces to both elevations, allowing you to either follow, or escape the summer sun at all parts of the day. Mature trees and hedges frame the gardens and terraces to both elevations offer outdoor entertaining spaces for all occasions; with stunning views enjoyed at the front and privacy/shelter at the rear. A large driveway leads in from the front corner of the grounds, offering a wealth of parking provisions and access to both garages. The double garage and separate generous single garage, provide buyers needing a workshop, significant storage space or car/bike stores, all the space one could need.

Location

Situated in a secluded spot on the edge of the village, backing onto fields and woodland, yet elevated and enjoying views over the village toward surrounding countryside. High Ham is a much sought-after village with local facilities including a church and Primary School, and is also home to Stembridge Tower Mill which is the last remaining

thatched windmill in England. Langport is approximately four miles away and offers a good range of facilities, including a variety of shops, medical centre, churches and Huish Episcopi Academy. High Ham is easily commutable to Street, which is the home of Clarks Village and Millfield School, whilst the nearest motorway junction is within 12 miles and the A303 is within 10 miles and gives access east to the M3 for London.

Viewing Arrangements

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).



Local Information High Ham

Local Council: Somerset Council

Council Tax Band: G

Heating: Oil central heating

Services: Mains electric, water and drainage

Tenure: Freehold



Motorway Links

- M5 (J23/24)
- A303



Train Links

- Bridgwater, & Taunton (Paddington)
- Yeovil (Waterloo)



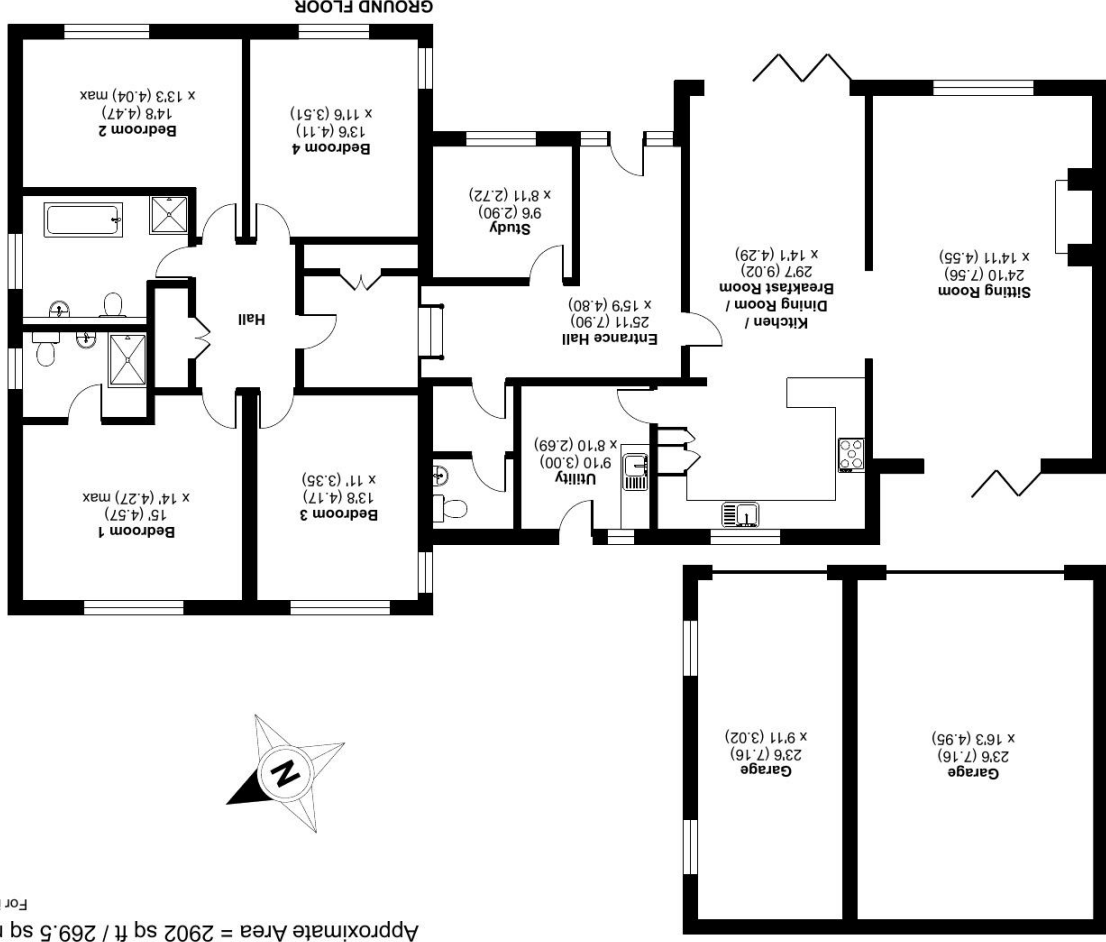
Nearest Schools

- High Ham C of E Primary School
- Huish Episcopi Academy, Millfield Senior School (private)

Orchard Bank, High Ham, Langport, TA10

Approximate Area = 2902 sq ft / 269.5 sq m (includes garages)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Cooper and Tanner. REF: 977806

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