



STAGS

Sadlers

Sadlers

High Street, Hardington Mandeville, Yeovil,

Yeovil 5 Miles A303 7 Miles

- Detached Modern Home
- 4 bedrooms, 2 Bath/Shower Rooms
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Gardens to Front, Side and Rear
- Parking and Double Garage
- In all Approx. 0.3 of an Acre

Guide price £465,000

THE PROPERTY

Sadlers is a superb detached home which has much to offer a discerning buyer including spacious accommodation inside and a large, varied plot which amounts to approximately 0.3 of an acre. Constructed in the early 1970s and effectively enlarged and adapted in the years since, the property enjoys a sense of space and air, with large windows in the reception rooms serving the dual purpose of providing a charming outlook across the gardens and ensuring that these delightful rooms are filled with natural light. Having been under the current ownership for more than 15 years, the property has been beautifully maintained and updated to suit the needs of the modern lifestyle, with tasteful, contemporary fixtures and fittings used to great effect throughout, creating an endearing, comfortable home capable of accommodating the needs of a broad variety of purchasers.

Entering the property through the front door, you are welcomed into a wide entrance hall in which a parquet floor creates a lasting impression of quality and convenience, which is increased as you move from room to room. The reception rooms and kitchen are arranged in a simple, classical layout, with glass doors in the dining room allowing these spaces to be interlinked for a free-flowing, open plan lifestyle, or separated to preserve the seclusion of individual rooms as required. Of particular note is the sitting room which enjoys a working fireplace and windows to three aspects, making this a perfect place to relax and unwind at any time of year. The kitchen is one of many areas where the modernisation works carried out by the vendors are especially noticeable; timeless fitted units have been installed, offering excellent storage as well as integrated appliances including a dishwasher, fridge, oven and hob. With space for a breakfast table within the kitchen, double doors leading to the rear gardens and an opening through to the snug, this is a truly sociable room which is the heart of this home.

Accommodation on the first floor is perfectly balanced to complement the reception rooms downstairs. 3 double bedrooms and 1 generous single are arranged around a central landing from which the family bathroom and airing



An immaculately presented family home with spacious rooms, set in generous gardens amounting to 0.3 of an acre.





cupboard can also be found. Two of the bedrooms benefit from built-in wardrobes, providing ample storage without detracting from the proportions of the rooms. The property also benefits from a healthy range of domestic conveniences, many of which can be found on the ground floor where there is a beautifully appointed shower room, a utility room offering extra storage and plumbing for laundry facilities, and a pedestrian door into the double garage which, with power and light, is ideal for use as a workshop or storage room as well as for secure parking.

OUTSIDE

As a result of its position on a bend in the road, Sadlers is blessed with a generous, mature plot which measures approximately 0.3 of an acre in total. Much of this is arranged to the side of the house where there is a large area of smooth lawn with a separate area beyond, which is dedicated to the growing of produce. This area comprises a number of vegetable beds with a shed, representing a touch of "the good life" to be easily achieved here. A further area of garden can be found to the rear where there is a secluded, paved sun terrace, onto which double doors from the kitchen lead, making this a fantastic place to relax, dine and entertain alfresco. Surrounded by a combination of fencing and mature hedging, the gardens are easily enclosed to ensure security for children and dogs.

Parking is well provided for at Sadlers; in addition to the double garage, which can be accessed via twin up-and-over doors, there is off road parking for a number of vehicles on a gravelled parking-and turning area to the front of the house.

SITUATION

Hardington Mandeville is a friendly and sought after village in which amenities include a pub, post office, church and an active village hall, with a variety of clubs and societies operating in and around the village. Slightly further afield, Yeovil benefits from a healthy range of shopping, leisure and health care facilities including a choice of supermarkets, high street and out-of-town retail, restaurants, pubs and bars and a district hospital. Also within easy reach are Crewkerne and Sherborne which both have Waitrose supermarkets along with a range of independent and national businesses.

Transport links in the area are good with two mainline train stations in Yeovil offering rail links with London (Waterloo) and Exeter from Yeovil Junction and Bristol and Bath from Yeovil Pen Mill. The A303 trunk road can be joined within 7 miles drive from Hardington.

Education is well catered for with a variety of state and independent schools within easy reach including Perrott Hill, The Park, Sherborne schools, Hazelgrove and Millfield at Street.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. We understand that fibre optic broadband is available at the local cabinet.

VIEWINGS

Strictly by appointment with the vendors' selling agents, Messrs. Stags, Yeovil Office, Telephone 01935 475000.

DIRECTIONS

From Yeovil follow the A30 towards Crewkerne and turn off left shortly before the BP filling station, travelling towards Hardington. Follow this road into Hardington Mandeville and proceed through the village, passing the shop and the church, and the property can be found on the corner, shortly before the left-hand turning onto the High Street.



Approximate Gross Internal Area = 172.9 sq m / 1861 sq ft
 Garage = 27 sq m / 291 sq ft
 Total = 199.9 sq m / 2152 sq ft

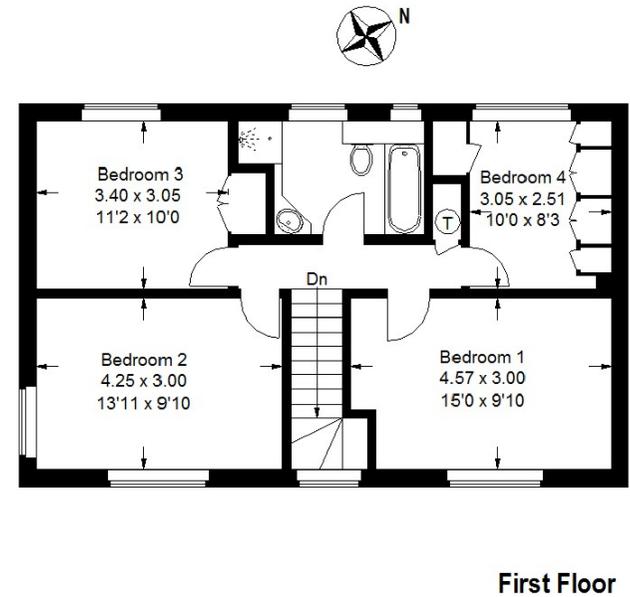
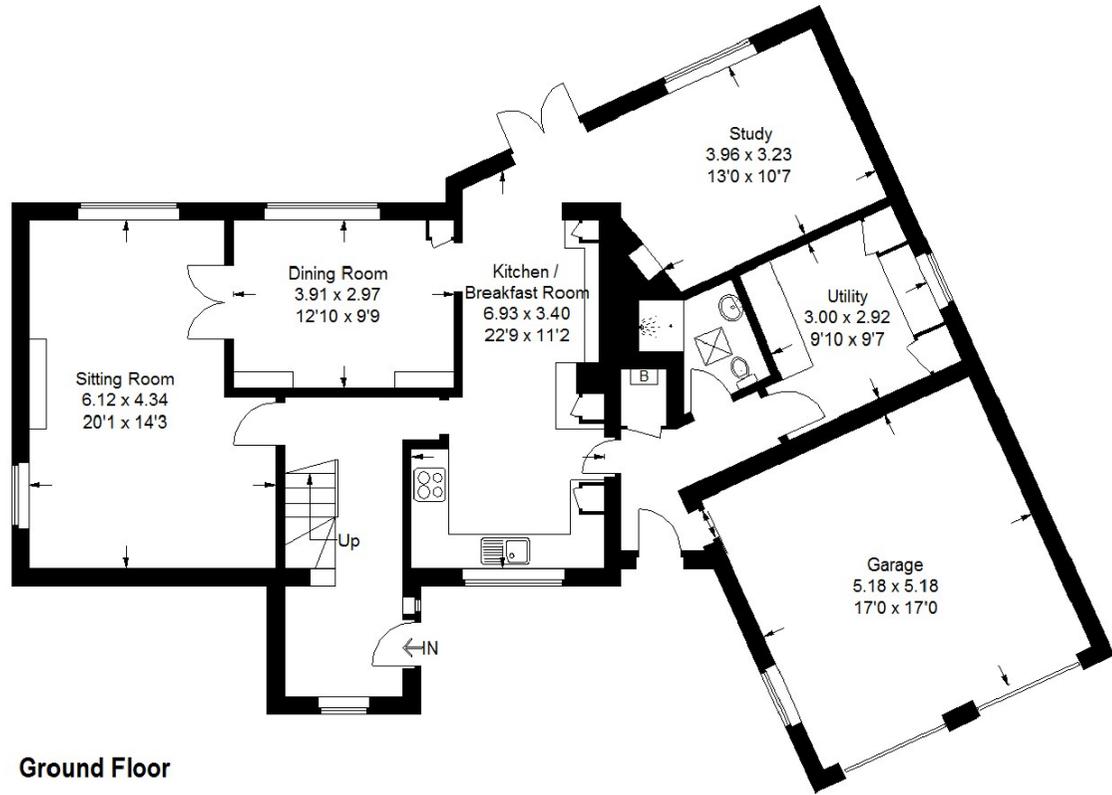


Illustration for identification purposes only, measurements are approximate, not to scale.
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These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F	48	
1-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	