

Hilton House

Hilton House

Over Stratton, South Petherton, TA13 5LQ

South Petherton 1.5 miles. Crewkerne 4.3 miles. Yeovil 10 miles.

A beautiful elevated detached property located in the heart of the village of Over Stratton, close to all amenities. Set within fabulous mature gardens with ample parking and wonderful views. EPC band C

- Superb Sitting Room with Scandinavian woodburning stove
- Boot room/walk in pantry, utility & single garage
- Ample parking with room for a campervan & electric car charger
- Far reaching views towards Ham Hill
- Council Tax Band E
- Dining room opening into a modern kitchen with island unit
- 4 Bedrooms & 2 Shower Rooms
- Private established gardens with mature trees and shrubs
- Freehold

Guide Price £600,000

SITUATION

Hilton House is located in the heart of picturesque village of Over Stratton within walking distance of the thriving pub, 'The Royal Oak' and the newly opened 'New Farm Café'. There is a wonderful community spirit in the village with many activities taking place at the village hall. Next to the property is one of many public footpaths taking you in all directions to explore the local countryside. South Petherton is a mile away for day-to-day facilities, local independent shops, the acclaimed local restaurant 'Holm', wine shop, schools, doctors and vets. The village has convenient access to the A303 and within an easy drive of mainline railway stations in Crewkerne, Yeovil and Castle Cary.

DESCRIPTION

Hilton House is a detached immaculately presented property originally built in the 1970's and has been stylishly modernised with a contemporary feel throughout. Built of reconstituted stone elevations under a tiled roof with large windows making the property light and airy throughout. The kitchen and shower rooms have been updated, and the sitting room features a fabulous Scandinavian woodburning stove. Some internal doors have been replaced with modern light oak and high quality ironmongery. The property is spacious and well laid out and the elevated position provides privacy and far reaching views. The mature gardens are a real feature of the property and the spring is the best time to enjoy the blossom, Magnolias and Camelias.







ACCOMMODATION

Sliding doors leading into the porch with a useful log store to the side. The front door opens into a large and welcoming entrance hall with original parquet flooring and stairs rising to the first floor, useful understairs cupboard and a shower room that is fully tiled with WC, vanity wash hand basin, shower cubicle and towel rail. The lovely flooring continues into the sitting room and dining room. The sitting room has huge windows overlooking the garden, facing west and the focal point is the fabulous woodburning stove with slate hearth and tiled feature wall behind. This wonderful room opens into the dining room with double doors out to the terrace at the rear with an arch to the kitchen. The kitchen has contemporary wall and floor units with quality Neff and AEG integrated appliances, including a double oven, gas hob with extractor over and a dishwasher. Quartz work surfaces with drainer and under counter sink complete with central island unit providing further storage topped with quartz to compliment the kitchen, there is space for a fridge freezer. A large window provides views towards Ham Hill. A door from the kitchen leads into a useful boot room with space for coats and boots and pantry area at the rear with access to the front and the garage with up and over door, power and light. The garage has been extended at the rear to provide a utility room with tiled floor, storage, Belfast sink with side drainer and plumbing and space for a washing machine and tumble dryer. There are windows overlooking the garden and the side of the property and there is potential to convert this space into further accommodation subject to the necessary consents.

Stairs rise to the first floor landing with glorious views and airing cupboard with gas fired boiler. Bedroom 1 is a spacious double room at the rear of the property with a wall of built-in wardrobes, Bedrooms 2 at the front features an alcove and high level storage, Bedroom 3 is another double room at the rear with further built-in wardrobes and bedroom 4 has further storage and is set up as a study. The family shower room has been refitted with high quality fittings and is fully tiled with electric under floor heating, a large shower cubicle and vanity unit wash hand basin and WC.

OUTSIDE

From the village path, a very pretty Hamstone drystone wall curves and the tarmac drive gently slopes up to the parking and turning area at the front of the house. There is a small area of lawn with mature flower and shrub borders full of colour, climbing roses adorn the front of the house and there is access from both sides to the rear. There is a useful bin storage area with room for recycling, a log store and garden shed. At the rear a large paved terrace runs along the back of the house providing a wonderful entertaining space with central stone steps leading up to the lawn, with the garden rising gently in tiers. This delightful and well established garden is enclosed by natural hedging make this private and secluded and a haven for wildlife. Mowed pathways with established flower and shrub borders including Azaleas, rockeries and mature trees including Beech, Purple Cherry Plum and Sakura, the Japanese flowering Cherry. There is a compost area and further shed.

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000

SERVICES

All mains services are connected.
Gas fired central heating
Broadband : Standard and Ultrafast (Ofcom)
Mobile Coverage : EE, Three, O2 and Vodafone (Ofcom - some service may be limited)
Flood Risk Status : Very low risk (Environment agency)

DIRECTIONS

///grins.kitchen.trickling

From A303, take the Harp Road exit and turn left to Over Stratton. Follow the road into the village, passing the village hall and just after The Royal Oak pub the property will be found on the right hand side.

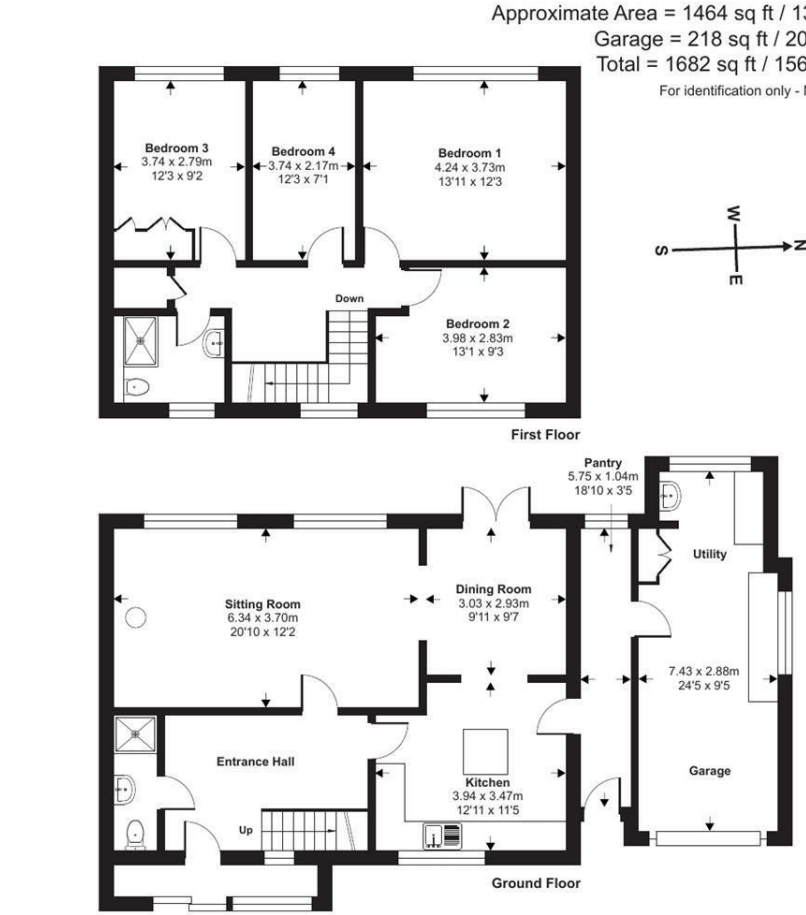




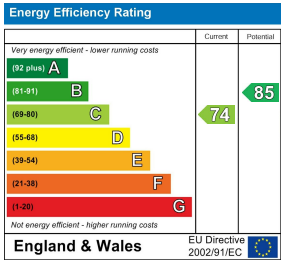


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





STAGS



4/6 Park Road, Yeovil, Somerset,
BA20 1DZ

yeovil@stags.co.uk

01935 475000