



**South Harp Road, Over Stratton, South
Petherton, TA13**

Guide Price: £720,000

Freehold

South Harp Road, Over Stratton, South Petherton, TA13

Built in 2021, we are delighted to bring to market this contemporary, spacious and light-filled four bedroom property on the edge of this sought-after village. With its stunning and sociable 25' x 23' Kitchen/Dining/Family Room plus separate Sitting Room, 4 double bedrooms (one of which is ensuite on ground floor level) and 3 bathrooms, South Harp View offers superb, flexible family lifestyle living with wonderful countryside views. The property benefits from Gas fired central heating (underfloor throughout the ground floor), bespoke oak joinery, USB charging points, downlights, Cat5 wiring system, remote controlled blinds and PIR sensor lighting to cupboards, wardrobes and bathrooms plus bi-fold doors to the east and south aspects. There are large porcelain tiles throughout much of the ground floor along with high quality carpet to the remaining ground floor rooms, first floor bedrooms and landing.

Accommodation:

Tri-fold doors open to the magnificent open-plan Kitchen/Family/Dining Room 25'4 x 23 with the kitchen area offering an ample range of contemporary base, wall and drawer units with quartz work surface over and timber breakfast bar. Fittings include a double Neff oven and oven/microwave, large induction hob with extractor over, integrated dishwasher and inset Franke sink unit, both set into the island unit with triple hanging light feature above and tall fridge/freezer. Two further windows to the side aspect.

Utility Room 7'10 x 7'3 with tall storage cupboard, worksurface with inset sink, window, door to side, plumbing and space for washing machine and tumble drier. Door to:

Cloaks/WC with WC, wash basin, heated towel rail, obscure window.

Sitting Room 18'3 x 16'3 with bi-fold doors to the garden and further timber framed interior bi-fold doors to the Kitchen/Family Room.

Inner Hallway with stairs rising, large cupboard housing Gas boiler and underfloor heating controls

Guest Bedroom/Study 12'9 x 9'7 with window, built in wardrobe and door to:

Ensuite Shower Room with WC, wash hand basin, walk-in shower, tiling, heated towel rail.

First floor Landing with hatch to loft space, Velux window providing ample light and large Airing Cupboard with hot water tank and shelving.

Master Bedroom 17'9 x 12'11 with dormer window to front aspect offering far reaching countryside views, recessed shelving area, opening to:

Ensuite Shower Room with window overlooking garden, double walk-in shower, WC, wash basin set into timber top with storage beneath.

Bedroom Two 17'9 x 12'6 with window to side aspect and 17'9 x 4' walk in wardrobe with door access either end. Door to:

Jack and Jill Bathroom with panelled bath, separate shower, WC, wash basin set into timber top. Inset storage, Velux window, tiling throughout, further door to Landing

Bedroom Three 15'4 x 12'11 with window to garden and further Velux window, built in wardrobe.

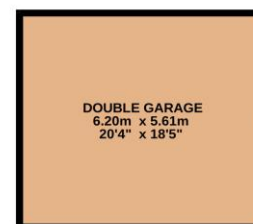
Outside the property is approached via a sweeping driveway with local stone raised beds with established shrubs and trees. The driveway leads to the Double Garage 20'4 x 18'5 with two remote-controlled up and over doors, fully boarded loft storage area with ladder access, power and light. There is an electric car charging point to the side of the Garage.

The garden can be accessed from both side of the property. A pathway leads along one side and round to a wide paved area with pergola above and a wooden gate leads from the driveway directly into the garden. The rear garden offers a large patio area for entertaining, lawn and raised beds.

1ST FLOOR
98.6 sq.m. (1062 sq.ft.) approx.



GROUND FLOOR
148.1 sq.m. (1594 sq.ft.) approx.



TOTAL FLOOR AREA TO INCLUDE GARAGE
TOTAL FLOOR AREA : 246.7 sq.m. (2656 sq.ft.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		103
(92+) A		
(81-91) B	86	
(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	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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