



Fourways, Over Stratton, South Petherton, TA13

Guide Price: £687,000

Freehold

Over Stratton, South Petherton, TA13

We are absolutely delighted to bring to the market this superbly presented and spacious detached house located in a quiet road on the village outskirts. The property boasts a stunning level rear garden which backs onto fields and offers plenty of parking to the front.

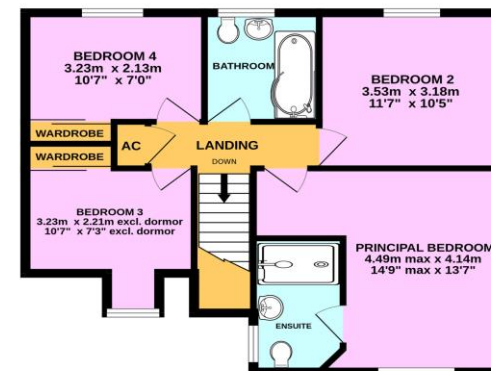
Offered with the benefit of no onward chain, Fourways is slightly elevated and set back from the road offering a peaceful outlook to the front lawn and driveway and stone wall. The accommodation is extremely spacious and perfect for either a family or couple who love to garden and enjoy space around them. In brief the accommodation provides Entrance Hall with Cloaks/WC, Sitting Room, Dining Room, Study, Kitchen/Breakfast Room plus Utility Room to the Ground Floor and four good-sized Bedrooms (Principal Bedroom with ensuite) and family Bathroom to the first floor. An attached double Garage which currently incorporates a workshop at the rear (which can easily be removed if required by the new owner). The back garden is large beautifully planted and maintained. The property benefits from uPVC double glazing and external doors throughout, Gas central heating and all mains services are connected.

Over Stratton is a highly sought after and extremely pretty village just outside South Petherton. It has a popular pub/restaurant, The Royal Oak, along with The New Farm Restaurant which also offers top quality B&B. A well rated Pre-school runs at the Village Hall and various clubs and societies meet here regularly. Less than a mile away is the large village of South Petherton offering a wide range of shops, cafes, the highly acclaimed HOLM restaurant as well as various amenities, churches, doctors and vet surgeries, a hospital, two schools and a thriving community. Access to the A303 is less than a mile away with mainline train stations at Crewkerne, Yeovil and Taunton. 10 minutes' walk to bus stop with twice daily direct return service to central London and other regular service to local villages and the town of Yeovil.

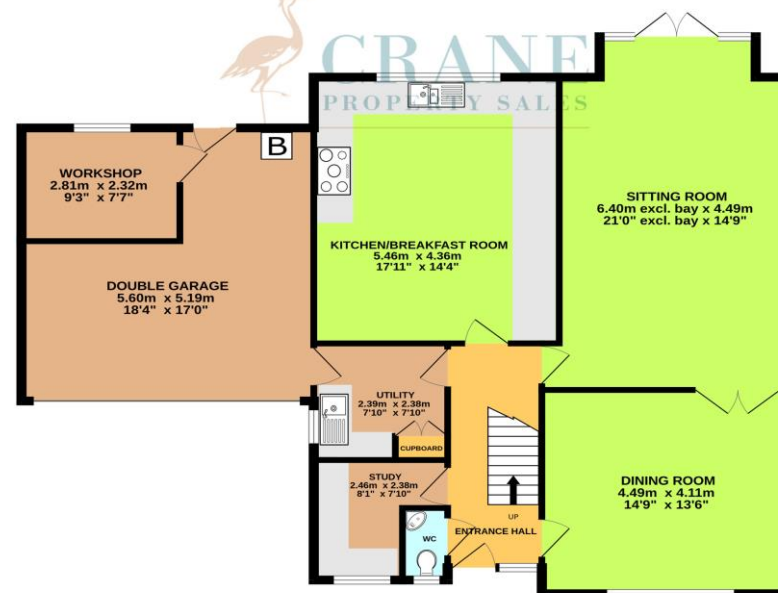
Outside, the property is set back from the road with lawn area, trees and shrubs, parking for at least 4 cars, gated access to the rear garden which is truly wonderful, level with beautiful, established planting, pathways, flower beds, pergola, greenhouse, shed, large patio. With fields behind there is a large amount of privacy.

Agents Note: The property is awaiting a Grant of Probate.

1ST FLOOR
56.3 sq.m. (606 sq.ft.) approx.



GROUND FLOOR
120.1 sq.m. (1293 sq.ft.) approx.







Crane Property Sales- South Petherton


34 St James Street
 South Petherton
 Somerset
 TA13 5BW

T: 01460 247800

E: info@cranepropertysales.co.uk

www.cranepropertysales.co.uk

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 Registered Office: 34 St James Street, South Petherton, Somerset TA13 5BW

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	Awaiting EPC	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.