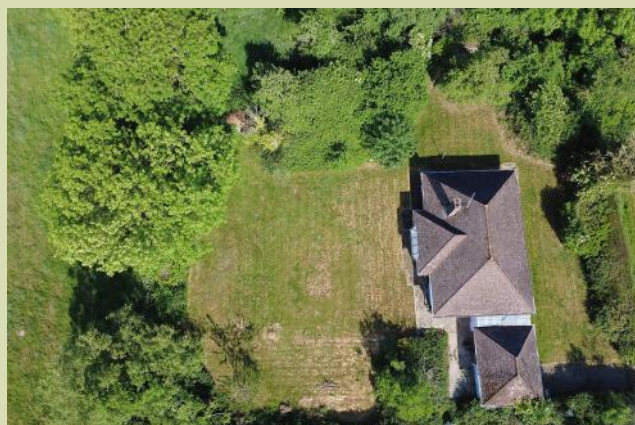




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HILL VIEW BUNGALOW
NORTH CHERITON
BA8 0AQ



£550,000

Hill View Bungalow, North Cheriton, Somerset, BA8 0AQ.

Hill View Bungalow is an individual three bedroom detached bungalow situated in a delightful village location with far reaching views over adjoining fields. The property is set within just over half an acre of mature gardens and offers versatile living accommodation with huge potential to extend. Although recently lapsed, the current owner obtained planning permission to create a large family house, plans of which can be viewed on the South Somerset District website REF 21/03083/Hou.

The front door opens to a spacious entrance hall. There is a light and airy living room with double glazed French doors leading out to the garden. A door conveniently opens to the kitchen which is fitted with a good range of units and benefits from a large walk-in larder. All three bedroom are generous doubles with the principle bedroom having a feature fireplace and large bay window. Completing the living accommodation is the family bathroom.

Moving outside, a driveway provides off road parking and leads to a single garage. A covered pathway between the garage and bungalow provides sheltered access to the utility room (9'1" x 6'1"), store room, storage cupboard and kitchen. The front garden is mainly laid to lawn fronted by a mature hedge. The rear and side gardens are a particular highlight due to their wonderful views and generous size ideal for families and keen gardeners.

Hill View Bungalow is a unique and rare find. This is the first time the property has been offered for sale since the current owners grandfather built the property approximately 75 years ago. Properties like this are hard to find so an early viewing is strongly recommended to avoid missing out on being the next owner.

LOCATION: North Cheriton is a popular village in beautiful countryside on the edge of the Blackmore Vale, lying south of the A303, a couple of miles south west of the small, historic market town of Wincanton and within easy reach of Bruton, Castle Cary and Sherborne. A wide range of commercial, cultural, sporting facilities and amenities are on offer in the surrounding area, with a good choice of excellent state and independent schools. North Cheriton has a church, and there are country pubs and restaurants to be found in neighbouring villages. There is easy access to the A303 (London/ Exeter) just over a mile away and two mainline rail links to London are within a short drive. The first runs from Templecombe to Waterloo and the second from Castle Cary to Paddington.

ACCOMMODATION

Storm porch with front door to:

ENTRANCE HALL: A spacious hallway with radiator, woodblock flooring, airing cupboard housing hot water tank with immersion heater and shelves for linen and coat hooks.

LIVING ROOM: 12'5" x 11'11" A light and airy room with double glazed French doors leading out to the rear garden. Woodblock flooring and radiator.

KITCHEN: 13'4" (max) x 9'4" Inset 1¼ bowl sink unit

with cupboard below, further range of matching wall and base units with work surface over, built-in cupboard with fitted shelving, walk-in larder with shelving and window, double glazed window to front aspect, radiator and door to covered side path.

BEDROOM 1: 15'5" x 13'5" (into bay) Original tiled fireplace with open grate, radiator and large double glazed bay window enjoying an outlook over the garden and fields beyond.

BEDROOM 2: 12'11" x 11'11" Radiator, double glazed window to front aspect and door to:

EN-SUITE WC: Low level WC, wash hand basin, downlighters and double glazed window to front aspect.

BEDROOM 3: 11'11" (narrowing to 10'4") x 12' Radiator, built-in cupboard with fitted shelving and double glazed window with an outlook over the rear garden.

BATHROOM: Panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator, hatch to loft and splashboard.

OUTSIDE

FRONT GARDEN: The front garden is mainly laid to lawn fronted by a mature hedge.

REAR GARDEN: This is a particular feature of the property due to the generous size, seclusion and delightful views over adjoining fields. The majority of the garden is laid to lawn with mature hedge and shrub borders.

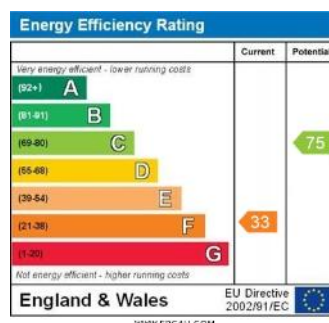
GARAGE: (14'10 x 9') Attached garage with light and power.

SERVICES: Mains water, electricity, drainage, oil fired central heating, telephone and full fibre broadband all subject to the usual utility regulations.

COUNCIL TAX BAND: E

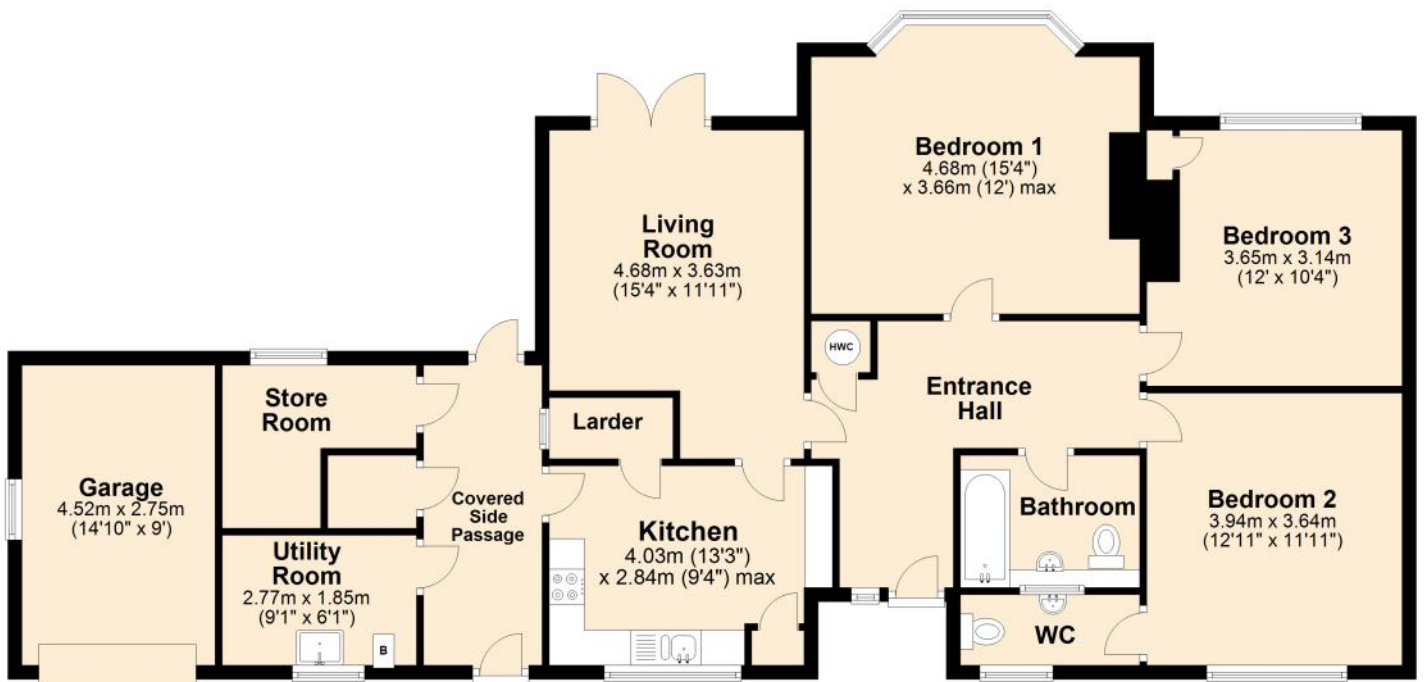
TENURE: Freehold

VIEWING: Strictly by appointment through the agents.





Ground Floor
Approx. 107.4 sq. metres (1156.4 sq. feet)



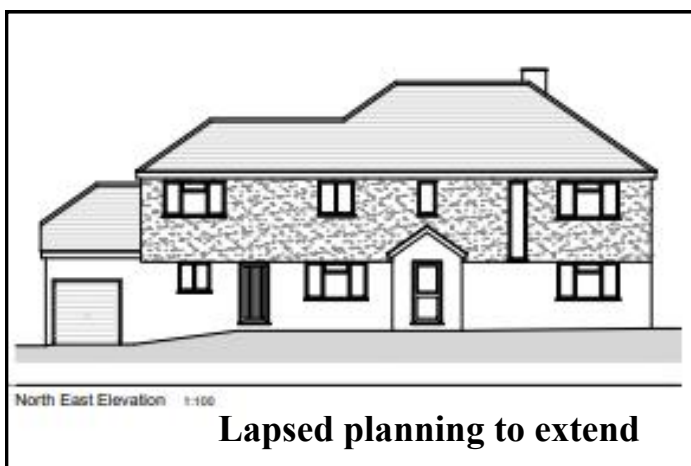
Total area: approx. 107.4 sq. metres (1156.4 sq. feet)





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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

