



HAMBLETON
ESTATE AGENTS

**GUNHILL
GALHAMPTON
BA22 7AN**



£425,000

Gunhill, March Lane, Galhampton, BA22 7AN

Situated in the ever-popular village of Galhampton, this delightful three bedroom detached house offers an exciting opportunity to acquire a much-loved family residence, cherished by the current owners for over 40 years. Set back from a quiet lane, the property enjoys a tranquil setting within beautifully maintained gardens, perfect for families, keen gardeners, or those simply seeking peace and privacy.

The accommodation is well-proportioned and full of potential. A generous, dual-aspect sitting room spans the full length of the house, featuring sliding patio door that opens out onto a pleasant seating area, ideal for relaxing or entertaining. The kitchen offers scope to be opened up into the adjoining utility and dining areas, allowing for the creation of a spacious, modern kitchen/family room to suit contemporary living.

A ground floor extension provides a practical boot room, downstairs shower room, and internal access to the rear of the garage.

Upstairs, you will find three well-sized bedrooms and a family bathroom. The principal bedroom is particularly generous and offers the potential to incorporate an en-suite, subject to the necessary permissions.

Outside, the front of the property features a large driveway with ample parking, a neatly kept lawn, and access to the attached single garage. The rear garden is a true highlight, enjoying a sunny aspect and comprising a paved patio area, mature planting, and good size lawn enclosed by fencing and hedging for privacy. A substantial shed/workshop (18' x 12') with light and power offers excellent storage or hobby space, and there is also an oil tank and external water tap.

This much-loved home offers a rare combination of charm, potential, and an enviable village location, ready and waiting for its next chapter.

LOCATION: Galhampton is a delightful Somerset village offering easy access to Castle Cary, Bruton, Sherborne and Yeovil. There is a thriving and active community including The village hall, offering plenty of events including film nights, coffee mornings, yoga, line dancing and short mat bowling. There is an active Church and popular Village Inn. Also close to hand, is the Galhampton Country Store with café. Close by is the idyllic market town of Castle Cary which lies on the edge of rolling countryside and offers a market on Tuesdays, a library and good local amenities. This Somerset gem boasts many renowned public houses including The George Hotel and The White Hart along with the newly opened Lazy Lobster restaurant. Castle Cary is home to The Newt - "one of the most exceptional country house hotels Britain has seen" according to the Telegraph. The gardens allow visitors to walk in stunning woodland gardens and eat in the various restaurants. Close by is the popular historic town of Bruton with its several well-known restaurants, pubs and bars including the Old Pharmacy, Osip, At the Chapel, The Roth Bar and the Da Costa restaurant at Hauser & Wirth. There is a wide selection of schools in the area, notably King's School Bruton, Millfield, All Hallows and Hazlegrove Prep Schools, Castle Cary Primary School and Ansford Academy. The mainline station is Castle Cary (London Paddington) with The Creamery trackside restaurant and farm shop owned by the Newt celebrating a primary gateway to Somerset. Whilst the A303/M3/M4 provide fast access to London and the Southwest Bristol Airport. There are bus routes to Bristol and Bath with stops within walking distance from the property.

ACCOMMODATION IN DETAIL:

UPVC double glazed front door to:

ENTRANCE HALL: Radiator, parquet flooring and understairs cupboard.

SITTING ROOM: 20'5" x 10'5" Stone fireplace (not open) with polished wood mantle and display niche, parquet flooring, two radiators, two wall light points, double glazed window to front aspect and double glazed patio doors to rear garden.

KITCHEN: 9'8" x 8'5" Inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of matching wall and base units with a drawer line and work surface over, built-in electric oven with inset electric hob above, display shelving, space and plumbing for washing machine and slimline dishwasher, double glazed window overlooking the rear garden, radiator and opening to the utility room

and dining room.

DINING ROOM: 8'8" x 8'7" Radiator, coved ceiling and double glazed windows to front aspect.

UTILITY ROOM: 8'5" x 5'9" Oil fired boiler, space for fridge and freezer, wall mounted unit and door to:

REAR LOBBY/BOOT ROOM: Radiator, broom cupboard and doors to the garage, shower room and garden.

SHOWER ROOM: Shower cubicle, low level WC, wash hand basin, tiled to splash prone areas and double glazed window.

From the entrance hall stairs to first floor landing.

FIRST FLOOR

Hatch to loft, double glazed window to front aspect and built-in double cupboard with hanging rail and shelf.

BEDROOM 1: 17'2" x 8'7" This is a particularly spacious bedroom running the full length of the house. Radiator, airing cupboard housing hot water tank with shelving over for linen, downlighters and double glazed windows to front and rear aspect enjoying an outlook over the gardens.

BEDROOM 2: 10'6" x 10'4" Radiator and double glazed window to front aspect.

BEDROOM 3: 9'8" x 8" Radiator, double glazed window overlooking the rear garden and sliding door to:

EN-SUITE CLOAKROOM: Low level WC and wash hand basin.

BATHROOM: Panelled bath, fitted bathroom furniture incorporating low level WC and semi recess wash hand basin. Full tiled walls, heated towel rail, double glazed windows to rear aspect and downlighters.

GARAGE: 16'3" x 9'7" Light and power, window to side aspect and opening to loft storage.

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

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING: Strictly by appointment through the agents.

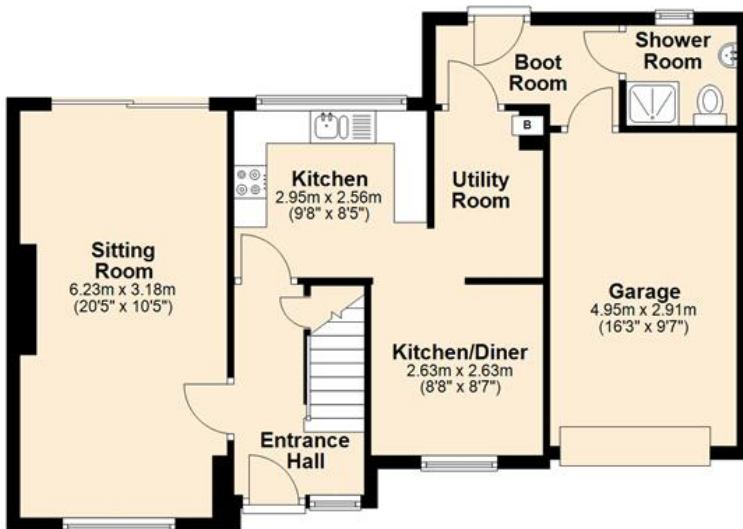
IMPORTANT NOTICE For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Ground Floor

Approx. 63.2 sq. metres (680.8 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



Total area: approx. 108.4 sq. metres (1166.5 sq. feet)





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