



HAMBLEDON

ESTATE AGENTS

25 SLADES HILL TEMPLECOMBE BA8 0HF



£260,000

- ◆ DELIGHTFUL COTTAGE WITH HUGE GARDEN ◆ COUNTRYSIDE VIEWS
- ◆ CHARACTERFUL SITTING ROOM WITH WOOD BURNING STOVE
 - ◆ GALLEY STYLE KITCHEN ◆ TWO DOUBLE BEDROOMS
 - ◆ EN-SUITE SHOWER ROOM ◆ DOWNSTAIRS BATHROOM
- ◆ WONDERFUL MATURE GARDEN WITH SUMMER HOUSE
 - ◆ GAS (PROPANE) CENTRAL HEATING

25 Slades Hill, Templecombe, Somerset, BA8 0HF

A delightful two bedroom mid-terrace period cottage full of character situated within walking distance of a mainline train station and Co-op convenience store. This lovely property features a charming living room with an attractive fireplace providing a cosy focal point to the room. A door leads through to a light and airy galley style kitchen with a range of units and ceramic sink. There is also the benefit of a bathroom on the ground floor with a modern stylish suite. Moving upstairs there is a spacious master bedroom with en-suite shower room, and a good size second bedroom. From the landing a hatch with fold down ladder gives access to a useful fully boarded loft room with velux window. The garden is a stunning feature of the cottage being over 200' in length with a large expanse of lawn and views over an adjoining field. We highly recommend an internal viewing to fully appreciate this delightful cottage and gardens.

LOCATION: Templecombe is situated in the beautiful Somerset countryside and is well placed for the many amenities on offer, including a mainline railway station (London Waterloo 2hrs), post office, welcoming community café and Co-op convenience store. There is the village Church, primary school and doctor's surgery with dispensary, and the village hall offers space for community clubs (bowls, youth, mums & toddlers), while the recreation ground has a tennis court and skate park. A big attraction of Templecombe is its accessibility, being situated close to both the A303 and the A30 with fast routes east and west towards the motorway network. The mainline station is an obvious draw, while local comprehensive shopping, cultural and leisure amenities are found close by in the towns of Sherborne, Wincanton, Shaftesbury and Yeovil. To the south, the World Heritage Jurassic coast is within easy striking distance. The area is renowned for its schools, both independent and state and the surrounding countryside, much of which is an area of outstanding natural beauty, is a playground for sporting and leisure pursuits such as walking, riding, cycling, golf and field sports. There are village cricket clubs close by and sailing and other water sports are readily accessible on the south coast.

ACCOMMODATION

ENCLOSED ENTRANCE LOBBY: Space for coats and shoes, wall light, consumer unit and door to:

SITTING/DINING ROOM: 15'1" x 14'9" A delightful room full of character featuring an attractive fireplace with dual fuel stove providing a cosy focal point. Adding to the ambience are two wooden window seats, exposed ceiling beam and alcove with fitted shelving. Radiator, two built-in cupboards, double glazed windows to front aspect and two steps up to kitchen.

KITCHEN: 13'8" x 6' A light and airy galley style kitchen fitted with a range of wall and base units topped with a work surface, space and plumbing for dishwasher and washing machine, 1¼ bowl ceramic sink with mixer tap, cupboard housing Viessmann gas (propane) boiler supplying domestic hot water and radiators, smooth plastered ceiling with downlighters, tiled floor, free

standing cooker, double glazed window to rear aspect, door to rear garden and door to:

BATHROOM: A modern stylish suite with panelled bath, wash basin unit, low level WC, heated towel rail, smooth plastered ceiling with downlighters, extractor fan and window to rear aspect.

From the sitting room stairs to first floor.

FIRST FLOOR

LANDING: Hatch with ladder to loft room and doors to bedrooms.

BEDROOM 1: 12'3" x 11'5" (narrowing to 8'7") Feature cast iron fireplace, picture rail, radiator, double glazed window to front aspect and door to:

EN-SUITE SHOWER ROOM: Shower cubicle, wash basin unit, low level WC, extractor, heated towel rail, tiled to splash prone areas and glass shelving.

BEDROOM 2: 16'2" x 8' Double glazed windows to front and rear aspects, radiator and picture rail.

LOFT ROOM: 13'10" x 10'2" Although not classed as living accommodation this is a useful space being fully boarded, insulated, velux window and store room.

OUTSIDE

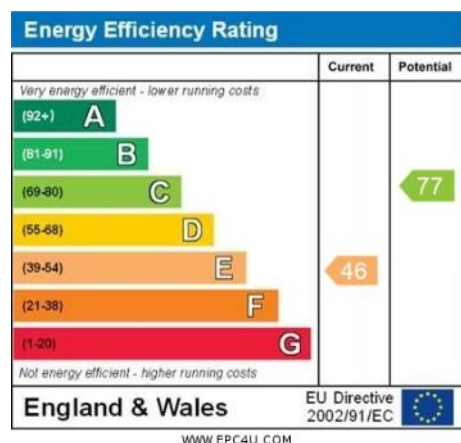
This is a particular feature of the property being over 200' in length with a large expanse of lawn and views over an adjoining field. There is a good variety of trees and shrubs including a cooking apple tree and cherry tree. An attractive summer house, barbeque shelter and paved seating area ideal for al fresco dining and entertaining, fruit cage and vegetable beds.

SERVICES: Mains water, electricity, drainage, gas central heating via propane gas bottles, and telephone all subject to the usual utility regulations.

TENURE: Freehold

COUNCIL TAX BAND: C

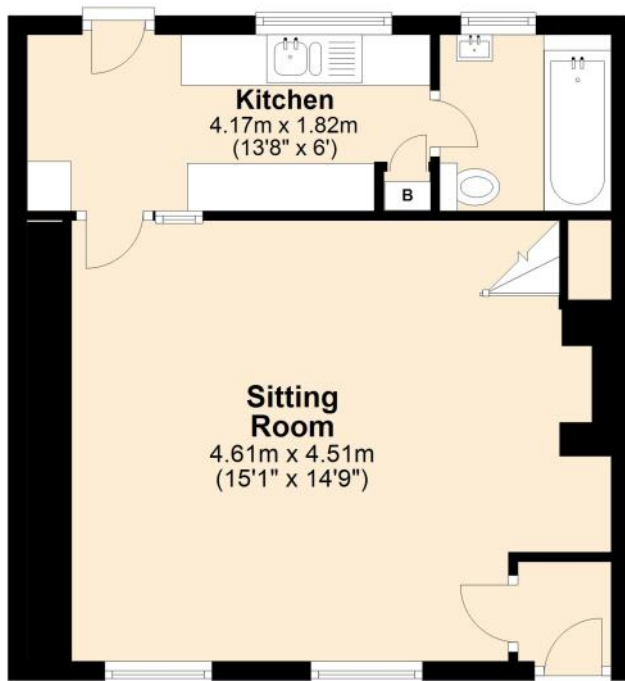
VIEWING: Strictly by appointment through the agents.





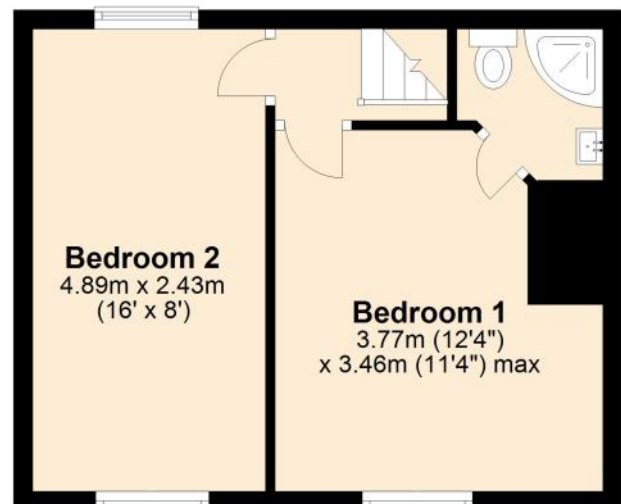
Ground Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



First Floor

Approx. 28.8 sq. metres (309.8 sq. feet)



Total area: approx. 66.6 sq. metres (716.6 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. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

