RIMPTON ROAD

MARSTON MAGNA









Ashe House

Rimpton Road, Marston Magna, Yeovil, Somerset, BA22 8DH

3 | 4 | 2 | 244 sq m

A charming 4 bedroom detached Grade II listed village house of considerable character, set within delightful mature gardens of approximately one third of an acre, offered with no onward chain.

Freehold

Guide Price £530,000

DESCRIPTION

Offered with no chain and scope for modernisation, Ashe House is a charming Grade II listed village house believed to date in part from the 16th century, offering a wealth of period character alongside generous and versatile accommodation. Constructed of stone beneath a thatched roof, the property retains many original features including exposed beams, oak panelling, leaded light windows, window seats, inglenook fireplaces and traditional latch doors.

The impressive arched oak front door opens into a welcoming reception hall, leading through to the magnificent sitting room, an elegant and atmospheric space centred around a substantial inglenook fireplace. Rich oak panelling, exposed timbers and views over the gardens combine to create a wonderfully characterful principal reception room. Adjoining the drawing room is a study with fireplace and direct access to the terrace, whilst the adjoining dining room enjoys a dual aspect, another impressive inglenook fireplace and a charming recessed window seat.

The kitchen/breakfast room is positioned to the rear of the house and enjoys a dual aspect overlooking the gardens. Fitted with timber cabinetry, the room provides ample storage together with an oil-fired two oven AGA, separate integrated oven and space for everyday dining. A cleverly concealed utility area offers space and plumbing for laundry appliances. Also on the ground floor is a useful bedroom, which may offer potential for incorporation into the kitchen, subject to the necessary consents, together with a shower room, cloakroom and additional storage.

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Approximate Area = 2,635 sq ft / 244.60 sq m
Garage = 306 sq ft / 28.4 sq m
Total = 2,941 sq ft / 273 sq m
For identification only - Not to scale



© 2024 Greenslade Taylor Hunt. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.

On the first floor, the principal bedroom enjoys a delightful triple aspect with views across the gardens. Three further bedrooms, all displaying attractive period detailing, are served by a family bathroom. The property offers considerable scope for sympathetic updating and enhancement, allowing a purchaser to create a superb family home.

OUTSIDE

Set within gardens and grounds of approximately one third of an acre, Ashe House enjoys an established and private setting. The property is approached via a tarmac driveway providing ample parking and access to a detached double garage constructed of stone beneath a clay tiled roof. The garage benefits from power, light, water supply, an inspection pit and useful storage, whilst a range of adjoining stone outbuildings provide further storage.
The mature gardens are a particular feature of the property and have been beautifully established over many years. A stone terrace extends from the house and provides an ideal setting for outdoor entertaining, with steps leading to sweeping lawned gardens. A delightful stone-edged pond, orchard planting and an abundance of mature trees, shrubs and flowering borders create an attractive and private setting. The front elevation is especially picturesque, adorned with wisteria and framed by attractive planting which enhances the quintessential charm of the cottage.
Ashe House represents a rare opportunity to acquire a historic village home of considerable character, offering beautifully proportioned accommodation, established gardens and excellent potential in a sought-after South Somerset village.

SERVICES & OUTGOINGS

Mains water, electric and drainage. Oil fired central heating
Council Tax: Somerset Council—Band F.

AGENTS NOTE

A quote for the upgrading of the thatch is available upon request.

DIRECTIONS

What3words:///occupations.blame.places

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps, highest available upload speed 1000 Mbps. (Openreach).
Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.
Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor 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.









VIEWING

Strictly by appointment with the agents

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