

CHURCH LANE

gth

CARHAMPTON





The Rectory

Carhampton, Somerset, TA24 6NT

Minehead 4.2 miles; Dunster 2.1 miles; Taunton 20.3 miles



3



4



2



170 sq m

Greenslade Taylor Hunt are delighted to present 'The Rectory', a detached four-bedroom family home situated in a desirable village location with formal gardens as well as a stable and paddock.

Freehold

Guide Price £575,000

DESCRIPTION

This well presented four-bedroom, three reception family home is arranged over two floors and in brief comprises; Entrance via front door leads into a porch which gives further access into the main reception hall with doors to the sitting room, dining room, snug, storage cupboard and cloakroom and stairs rise to the first-floor landing.

The substantial sitting room benefits from a dual aspect, a feature fireplace and a vaulted ceiling.

The dining room enjoys a dual aspect and benefits from a feature fireplace and French doors leading out onto the patio.

The snug benefits from a dual aspect overlooking the front and rear gardens and allows access into the Kitchen.

The kitchen is fitted with a range of wall and base units with integral sink and drainer, integrated electric oven, hob, freestanding dishwasher, integrated fridge, window to the front aspect and pantry cupboard. To the rear of the kitchen is a useful utility space with space and plumbing for a washing machine, a window to the rear aspect and two useful storage cupboards.

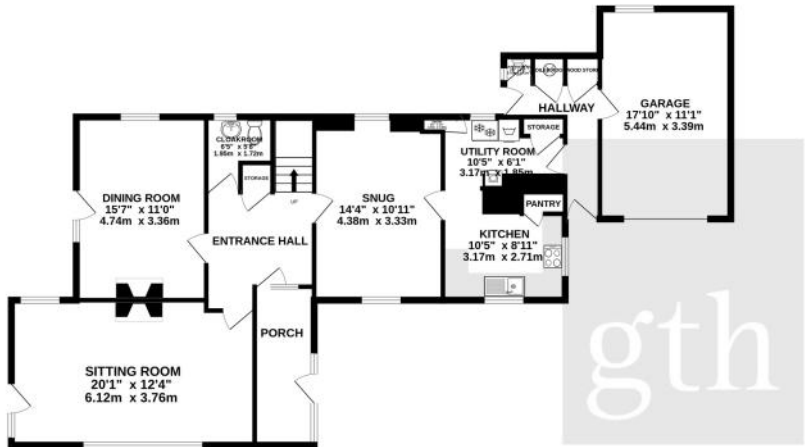
From the utility room you will find a hallway, providing additional access to the front gardens as well as the garage, wood store, boiler room, gardeners WC and back door opening onto the rear garden.

Stairs rise to the first floor where you will find a large window to the rear aspect and doors to all bedrooms, the shower room and family bathroom.



THE RECTORY

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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The principal bedroom is a substantial double bedroom with a dual aspect to the side and rear and two integrated wardrobes.

Bedroom two is another double bedroom with two integrated wardrobes and a window to the front aspect.

Bedroom three is also a double bedroom with a window to the front aspect, integrated wardrobe and hand wash basin.

Bedroom four is a single bedroom with a window to the front aspect and integrated wardrobe.

The shower room offers a large shower unit with electric shower and opaque window to the rear aspect.

Completing the accommodation is the family bathroom, comprising hand wash basin, low level WC, large panel bath and opaque window to the side aspect.

OUTSIDE

The property is approached through wrought iron gates opening into the driveway, providing access to the property and garage with ample driveway parking.

The well-proportioned gardens sit within approximately an acre and are predominantly laid to lawn, featuring mature trees such as Bramley Apple, Eucalyptus and Copper Beach. To the front of the property is a level enclosed paddock, featuring a well-positioned stable and tack room.

To the rear, a further level garden is predominantly laid to lawn and enjoys a fully insulated smart office, complete with power, lighting and a WC. A patio area provides an idyllic setting for entertaining and Al Fresco dining and entertaining.

SERVICES & OUTGOINGS

Mains electric, water and drainage are connected to the property. Oil fired central heating.

Council Tax: *Somerset Council—Band F.*

DIRECTIONS

What3words:///clerk.steer.flexed

ADDITIONAL INFORMATION

Broadband: Ultrafast broadband is available—highest available download speed 80 Mbps, highest available upload speed 20 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
Greenslade Taylor Hunt.

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