

Little Court

Ganges Hill, Fivehead, TA3 6PF

George James PROPERTIES
EST. 2014

Little Court

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Guide Price - Offers in Excess of £495,000
Tenure – Freehold
Local Authority – South Somerset District Council

Summary
Little Court is a beautifully presented and stylish cottage which has been subject to a complete improvement programme and reconfiguration of living space. The result is a wonderful, spacious and tastefully presented home with comfortable and bright accommodation. The large sitting room has a vaulted ceiling adding to the feeling of space with bi-folding doors opening to the lovely landscaped garden. The kitchen/dining room has a large central island and breakfast bar along with fireplace housing a wood burning stove. A further reception room could be used as a study or snug or an occasional bedroom if needed. To the first floor there are two large double bedrooms and bathroom. The house comes with off road parking for up to four cars with access to the large enclosed gardens.

What3Words
///fools.splinters.ranges

Amenities
Little Court is situated on Ganges Hill, close to the centre of the village of Fivehead. This attractive, popular village offers a pub and garage with village shop, a parish church and chapel with community coffee shop.

Services
Mains water, drainage and electricity are all connected. Council tax band D. Oil fired central heating to radiators.

Entrance Porch
Entrance door leads to the entrance porch with door to the kitchen/dining room.

Kitchen/Dining Room *31' 2'' x 12' 0'' max (9.50m x 3.65m max)*
With sash window to the front and French doors to the rear garden. Oak flooring and radiator. This room is split level with a slightly raised dining area, the newly fitted kitchen has quartz work surfaces incorporating a sink with brass mixer tap, large island unit with breakfast bar. Appliances including dishwasher and fridge freezer. Large fireplace housing cast iron wood burning stove.







Sitting Room *17' 6'' x 14' 10'' (5.34m x 4.52m)*
This impressive, well proportioned room has a vaulted ceiling and bi-folding doors opening to the garden. Feature fireplace and radiator.

Snug/Study *18' 8'' x 8' 9'' (5.70m x 2.66m)*
With sash window to the front and radiator. Utility cupboard with space and plumbing for washing machine and tumble dryer. This versatile room would make a comfortable study, snug or possibly an occasional third bedroom.

Inner Hall
With stairs leading to the first floor and sash window to the rear.

WC
Low level WC and wash hand basin.

Landing
A bright, part galleried landing with turned staircase and sash window overlooking the garden.

Bedroom 1 *20' 5'' x 8' 11'' (6.23m x 2.72m)*
With sash window to the front and window to the side. Radiator.

Bedroom 2 *12' 7'' x 10' 4'' (3.84m x 3.15m)*
With sash window overlooking the garden. Radiator.

Bathroom *6' 7'' x 5' 10'' (2.00m x 1.77m)*
Modern 'Victorian' style suite comprising low level WC, roll edge bath with claw feet and mains shower over with rain shower head and curtain. Vanity unit with marble top and wash hand basin. Chrome heated towel rail.

Outside
A vehicular driveway to the side leads to the rear of the house where there is a private parking area for up to four cars. Little Court owns the driveway however the neighbour has access to their own parking spot. Little Court has a large private garden, beautifully landscaped with well stocked flower and shrub beds and rockeries.

Agents Note

There is an area of flying freehold from the adjoining property. Full details can be obtained from the Agent.

















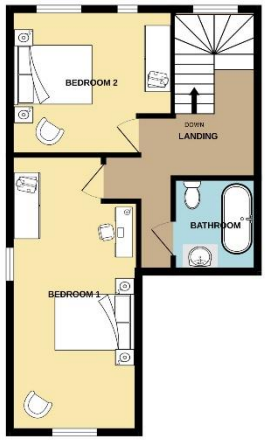


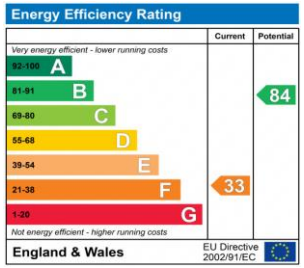



GROUND FLOOR



1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

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