

£575,000

At a glance...

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COUNCIL TAX	D

holland & odam

Appletree House
Upton
Long Sutton
Langport
Somerset
TA10 9NL

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place, Somerton proceed along West Street and continue out of the town towards Pitney. Continue straight through Pitney and, before you reach the Halfway House, turn left signposted towards Long Sutton. Follow the road into the hamlet of Upton, where Appletree House will be found on your left-hand side.

What3Words: stun.arrival.skid

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold







Location

Upton is a peaceful rural hamlet set amidst the Somerset countryside, ideally positioned between the market towns of Somerton and Langport. Surrounded by open farmland, it offers a tranquil setting whilst remaining within easy reach of a wide range of amenities.

Insight

Occupying a generous plot of approximately 0.4 acres, this charming detached period home enjoys beautifully established gardens, ample driveway parking and delightful countryside views from the foot of the garden. Offering spacious accommodation arranged over two floors, the property blends character features with practical family living, creating a wonderful opportunity to enjoy a peaceful village setting.

The property is entered via an enclosed entrance porch, which opens into a welcoming dual-aspect living room. Flooded with natural light from three windows, this inviting reception room is centred around a wood-burning stove, creating a warm and cosy focal point. An inner hallway leads through to the remainder of the ground floor accommodation, providing access to a shower room and French doors opening onto the rear garden. The separate dining room offers an excellent space for both everyday family life and entertaining, leading through to the fitted kitchen, which also benefits from a door providing direct access to the garden.

The first floor comprises two generous double bedrooms, a comfortable third bedroom and a well-appointed family bathroom. The bedrooms are all well proportioned and filled with natural light through attractive deep-silled windows, while a useful built-in airing cupboard provides practical storage.

Outside, the property benefits from ample driveway parking and mature gardens extending to approximately 0.4 acres. The gardens are beautifully established, with expansive lawns, a variety of mature trees, shrubs and planting, together creating a wonderful space for relaxing, gardening or entertaining. At the foot of the garden, attractive views stretch across the surrounding countryside, providing a peaceful and picturesque backdrop.

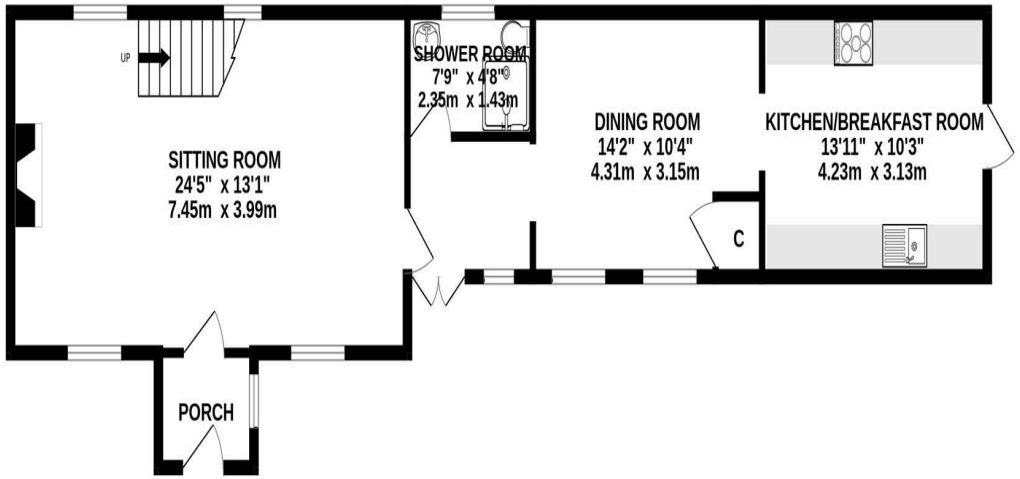
- Detached period home
- Approx. 0.4 acre plot
- Three bedrooms
- Wood-burning stove
- Ample driveway parking
- Mature gardens & countryside views
- No onward chain



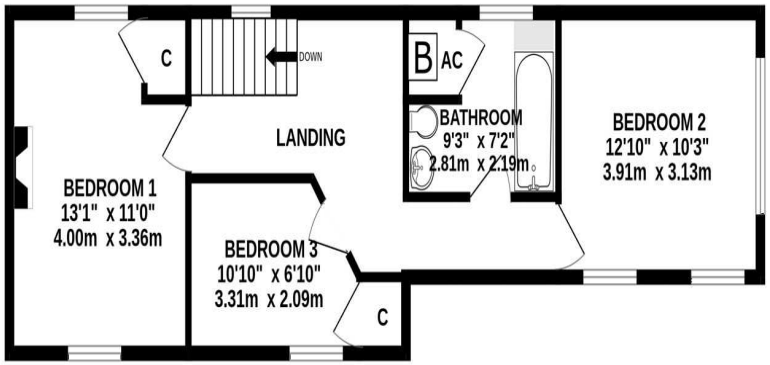




GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

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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