



FOR SALE

Langlands, Stoke sub Hamdon, TA14 6QA

£290,000



ORCHARDS
ESTATES

A charming three-bedroom home located in the heart of the desirable village of Stoke-sub-Hamdon.

Set back from the road, this inviting property offers a generous garden, convenient off-road parking, and scenic views of Ham Hill - perfect for those seeking peaceful village living with ample space and comfort.

£290,000



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdresser, chemist, veterinary surgery, doctors, dentist, post office, public houses, social club, garage, coffee shop and bus services as well as primary and secondary schools.

The local beauty spot of Ham Hill stands on the fringe of the village offering commanding views over the surrounding countryside.

Yeovil lies approximately 6 miles to the East, Ilminster approximately 10 miles to the West. Excellent road access via the A303.

Approach

This property is set back from the road and there is a path running along side the graveled parking area at the front of the property to the front door.

Ground Floor Living

Stepping through the UPVC front door, you are welcomed into a bright **hallway**, where the staircase rises to the first floor.

The hallway also benefits from useful under-stairs storage, a wall-mounted radiator, and doors leading to the principal ground-floor rooms.

Kitchen – Fitted with a range of wall and base units, this well-proportioned kitchen offers space for a large gas Rangemaster-style cooker with hob above, a full-height fridge-freezer. A rear-aspect window and a door provide views and direct access to the garden.

A partially glazed door leads through to the: **Living/Dining Room** – A spacious and versatile room featuring ample space for a dining table to comfortably seat six or more. A charming log burner creates a warm focal point, while dual-aspect windows ensure plenty of natural light. This room also includes two radiators and a door leading to the **Utility/WC** - Room for a washing machine and tumble dryer and there is also a useful downstairs

wc.

First Floor Living

Ascending the stairs to the first floor, the landing provides access to all bedrooms and the family bathroom.

Bedroom 1 – A spacious double bedroom with a rear-aspect window, radiator, and ample space for extensive storage.

Bedroom 2 – A well-proportioned room with a rear-aspect window and radiator.

Bedroom 3 – A front-aspect bedroom featuring a radiator. **Family Bathroom** – A modern, fully tiled bathroom comprising a bath with shower over, front-aspect window, heated towel rail, vanity unit with hand wash basin, and WC.

Landing – Offers access to the loft and includes a useful airing cupboard.

Garden and Parking

At the front of the property, there is off-road parking for up to four vehicles, complemented by a lawned area.

To the rear, the home boasts an exceptionally large, fully enclosed garden, predominantly laid to lawn.

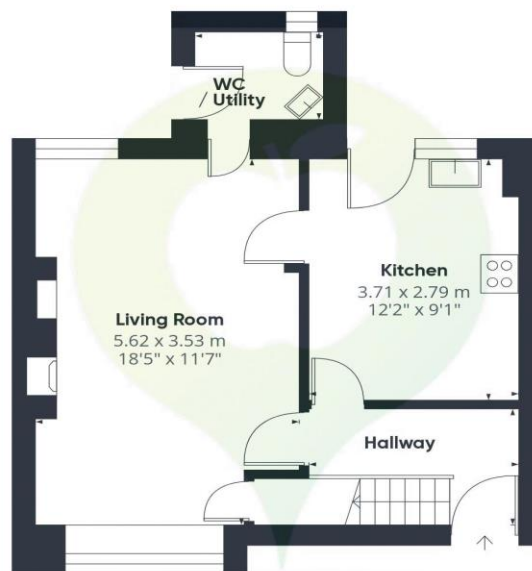
The outdoor space also includes a brick outbuilding, a garden shed, and a dedicated vegetable patch situated at the top of the garden.

Material Information

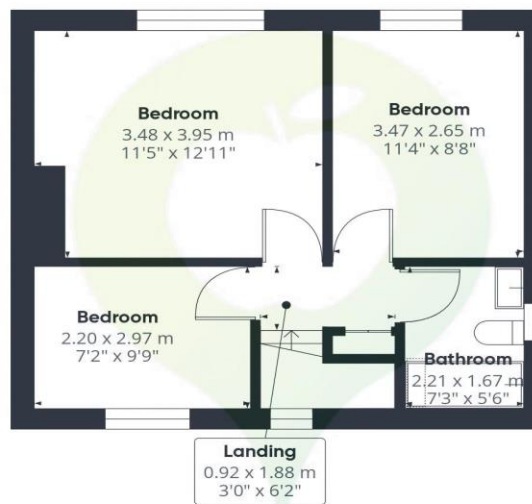
- Freehold, property dating back to the 1930's
- EPC - D
- Council Tax - C
- Services - Mains electric, gas, water and drainage
- Log Burner in Lounge
- Combi Boiler - located in kitchen, and we are reliably informed by the vendor it is serviced annually
- Parking - Off Road for up to 4 vehicles
- Loft - Partially boarded out
- Broadband - Ofcom Ultrafast 1000 mbps
- Flood Zone 1 - This property has very low risk of flooding from rivers and sea



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Floor 1



Floor 2



Approximate total area⁽¹⁾

72.4 m²
779 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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