



**gth**

## Fairview

Whitfield Lane, South Petherton, Somerset

Greenslade Taylor Hunt

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# Fairview, Whitfield Lane, South Petherton, Somerset, TA13 5DF

OPEN HOUSE SATURDAY 9TH JUNE 10:30AM - 12:30PM .

An executive detached 4 bedroom, 2 bathroom newly built family house , set on a quiet 'no through lane' on a select development of just 3 properties.

**Guide Price £525,000**

Yeovil 10 miles, Crewkerne 6 miles (mainline station to Waterloo) Ilminster 6 miles and the county town of Taunton ( M5 motorway and mainline station to Paddington) 18 miles.

## DESCRIPTION

Fairview sits just a short distance from the popular village centre of South Petherton. The property is one of only three set on a unique development on a 'no through lane' being completed by Upstanding Enterprises & Developments Ltd.

The property is of red brick elevations set under a pitched tiled roof with an air source heat pump for the central heating central heating and uPVC windows and doors. There is underfloor heating downstairs with electronic room thermostats to each room.

The accommodation is well planned for family living with a large double-aspect sitting room with feature fireplace with solid oak mantle ready fitted with modern Contura 810 woodburner on natural stone hearth and French doors onto a sandstone patio and a second reception room offering the buyer flexibility for either a formal dining room, study or playroom if you have a family, an entrance hall with a ground floor cloakroom and useful under stairs store cupboard, the hall leads through to an impressive double aspect kitchen dining room with natural oak

worktops set over dove grey units comprehensively fitted with double ovens, fridge/freezer, integral dishwasher, hob, extractor, useful utility with units/worktops to match the kitchen with access to the rear garden.

To the first floor there are 4 double bedrooms the master having a fantastic ensuite with large 'walk-in' shower (en-suite). There is a separate family bathroom with shower over bath with curved shower screen and fitted with

under basin vanity units in white and mirrored storage cabinet.

Outside there are ample gardens with lawn to the front with open views , with lawn to the side and rear including a landscaped patio area with timber edging , steps to the rear gate and pathway to the garage.

Set to the front of the house is a large detached double garage and parking area.



## SITUATION

South Petherton is a small residential country town with a village atmosphere, set in attractive surrounding countryside, and has been recently voted the second best village in the country to bring up a family. Offering a wide range of shopping facilities, a day centre, two schools, library, inn, post office, churches, doctor and veterinary surgeries, chemist, tennis and bowling clubs along with bus services to neighbouring towns and villages. Yeovil 10 miles, Crewkerne 6 miles (mainline station to Waterloo) Ilminster 6 miles and the county town of Taunton ( M5 motorway and mainline station to Paddington) 18 miles.

## OUTSIDE

The property is approached off a quiet no through lane onto a tarmac drive area used by all 3 properties. Fairview has its own private parking area set in front of a

DOUBLE GARAGE window, pedestrian door, light and power

There is a paved walkway leading to the front of the house with a garden area enjoying open views there is further space around the side of the house. The rear garden extends away from the house in a north westerly direction. Laid to lawn with a sunken sandstone terrace area with timber edging and steps to the rear gate and walkway to the pedestrian garage door.

## LOCAL AUTHORITY

South Somerset District Council Tax Band to be assessed upon completion

## SERVICES

Mains Water Electricity and Drainage . BT is connected to the property.

## DIRECTIONS

From the A303 Hayes End round about proceed into South Petherton passing over the small mini round about in front of the school and head along Hayes End . At the next mini roundabout take the first junction down Harvey's Road and through into the main St James Street. With the church in front of you follow the road around to the left into Palmer Street and as this sweeps around to the right head straight into Careys Hollow taking the first left into Whitfield Lane with the development found on the right after a short distance.

## VIEWING

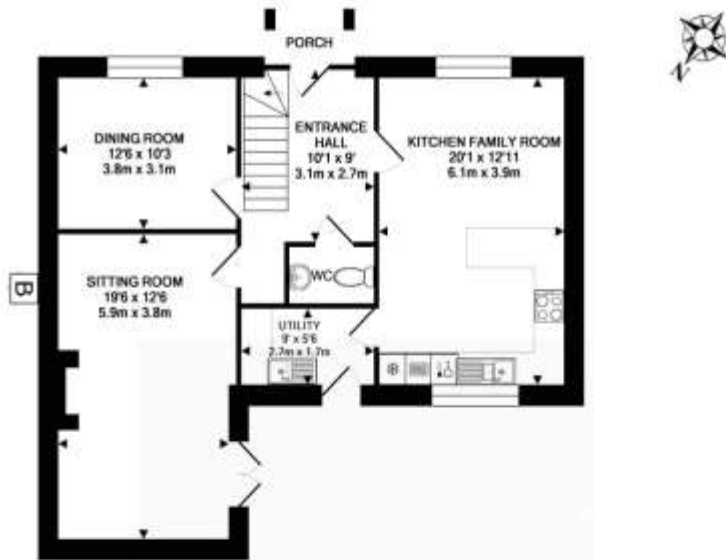
By appointment with Greenslade Taylor Hunt

Telephone 01460 57222

E-mail residential.ilminster@gth.net

## IMPORTANT NOTICE

For clarification we wish to inform the prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before buying the property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 819 SQ.FT.  
(76.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 809 SQ.FT.  
(75.2 SQ.M.)

WHITFIELD LANE NEW BUILDS SOUTH PETHERTON  
TOTAL APPROX. FLOOR AREA 1627 SQ.FT. (151.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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