



gth

Green Meadow

Whitfield Lane, South Petherton, Somerset

Greenslade Taylor Hunt

www.gth.net

Green Meadow, Whitfield Lane, South Petherton, TA13 5DF

Guide Price £495,000

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

A fully refurbished and extended detached family property set in gardens and grounds of around 1/3 of an acre with the unique opportunity to have a say in the final upstairs layout to suit your needs, the house is set on the edge of village on a no through lane with views to the front and set in walking distance to all amenities.

DESCRIPTION

Green Meadow 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 benefits from having undergone a full refurbishment program, including a sizeable extension and is of red brick elevations set under a pitched tiled roof with oil fired central heating and brand new uPVC windows and doors.

The accommodation is well laid out with a large double-aspect sitting room with feature fireplace with solid oak mantle, ready fitted with traditional style woodburner and natural stone hearth. Second reception room with double doors leading to the natural sandstone patio area offering the buyer flexibility, an entrance hall leads through to an impressive double aspect kitchen/breakfast room with natural oak worktops set over dove grey units comprehensively fitted with double ovens, fridge/freezer, integral

dishwasher, hob, extractor, pantry and useful utility, rear lobby and cloakroom set off.

To the first floor there are currently 4 rooms and the builder is happily offering the unique opportunity for a buyer to help plan where and how the bathrooms fit into these space so you can enjoy a layout best suited to your individual living style.

There are garden areas to both sides of the garage offering scope for further landscaping or parking areas, with the

plot in all extending to around a 3rd of an acre. Set to the front of the house is a large detached double garage and parking area.





GREEN MEADOW WHITEFIELD LANE SOUTH PETHERTON
TOTAL APPROX. FLOOR AREA 1088 SQ. FT. (100.8 SQ. M.)
Measurements are approximate. Not to scale. Do not rely on these figures.
Made with AutoCAD 2017

GREEN MEADOW WHITEFIELD CLAVES SOUTH PETHERTON
TOTAL APPROX. FLOOR AREA 1798 SQ. FT. (165.8 SQ. M.)
Measurements are approximate. Not to scale. Do not rely on these figures.
Made with AutoCAD 2017

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. Green Meadow has its own private parking area set in front of a newly constructed

DOUBLE GARAGE 19'8 x 19' window, pedestrian door, light and power

There are garden areas to both sides of the garage offering scope for further parking if required.

There will be laid paving around the outside of the house giving ample walkways. The rear garden is of a particularly good size extending away from the house in a north westerly direction. Laid to lawn and part newly turfed, there are a range of established apple trees within the grounds.

LOCAL AUTHORITY

South Somerset District Council Tax Band will be reassessed upon completion, previously Band 'E'

SERVICES

Mains water, drainage and electric. BT connected.

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

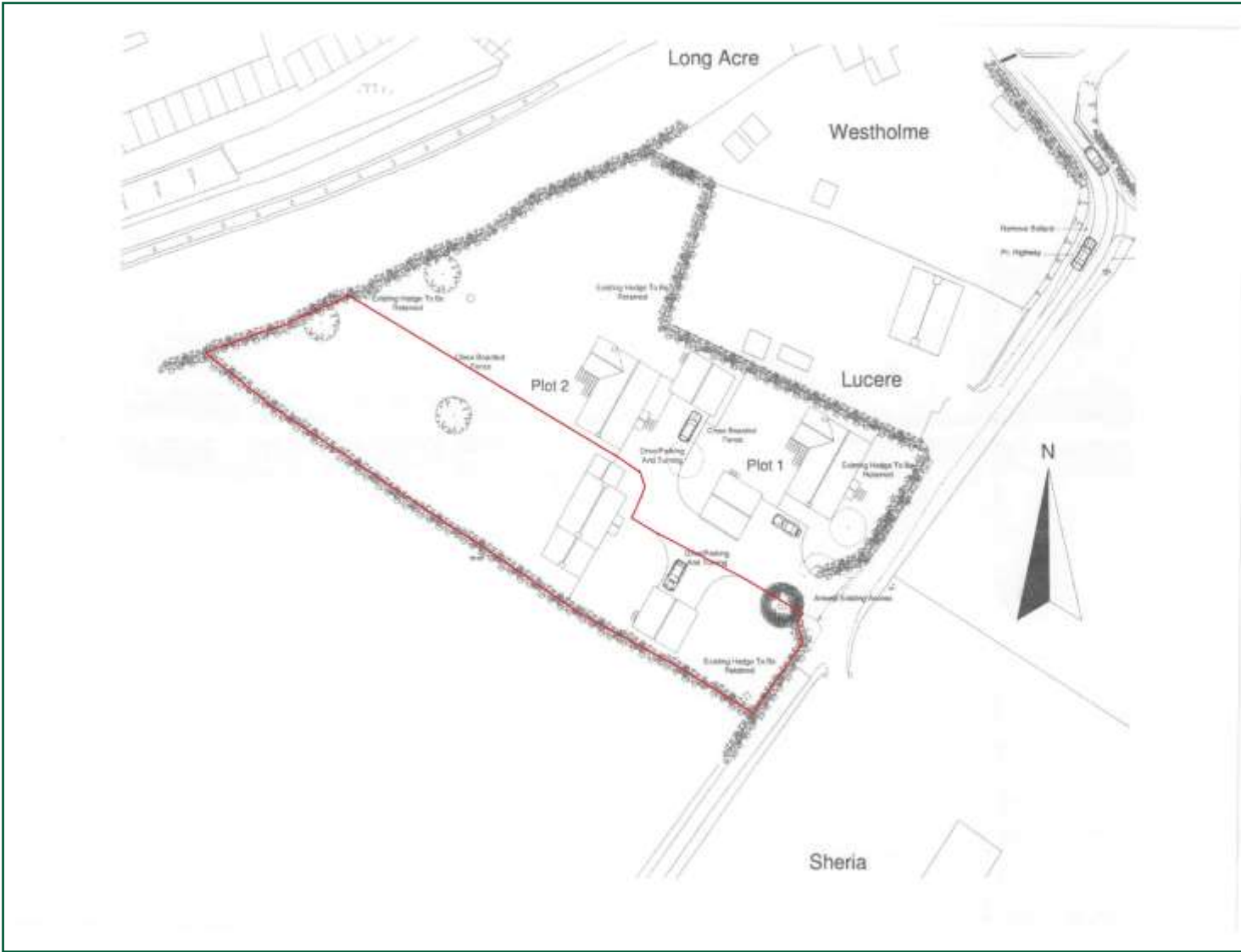
By appointment with Greenslade Taylor Hunt

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.



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