



gth

Highfield

Whitfield Lane, South Petherton, Somerset

Greenslade Taylor Hunt

www.gth.net

Highfield, 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 £545,000

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

Highfield 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.

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 Quartz 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. There is a separate family bathroom with shower over bath, 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 and to the side. The rear Garden offers a large plot with established natural boundaries offering the purchaser an opportunity to create a generous sized landscaped garden , with enough space to have chickens and vegetable plots if desired, there is a sand stone patio adjoining the rear and walkways around the side of the property to the garage.

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





GROUND FLOOR
APPROX. FLOOR
AREA 818 SQ.FT.
(76.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 808 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. For indicative purposes only.
Made with Metagis 02018

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. Highfield sits at the back of the development and has its own private parking area set in front of a

DOUBLE GARAGE window, pedestrian door, light and power

There is a garden area to the side of the garage .

There are laid paved areas around the outside of the house giving ample walkways. The extensive rear garden extends away from the house in a north westerly direction with a large private area to the side enclosed by timber fencing and natural mixed hedgerow.

LOCAL AUTHORITY

South Somerset District Council Tax Band to be assessed upon completion

SERVICES

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

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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