



 **5**  
Bedrooms

 **3**  
Bathrooms



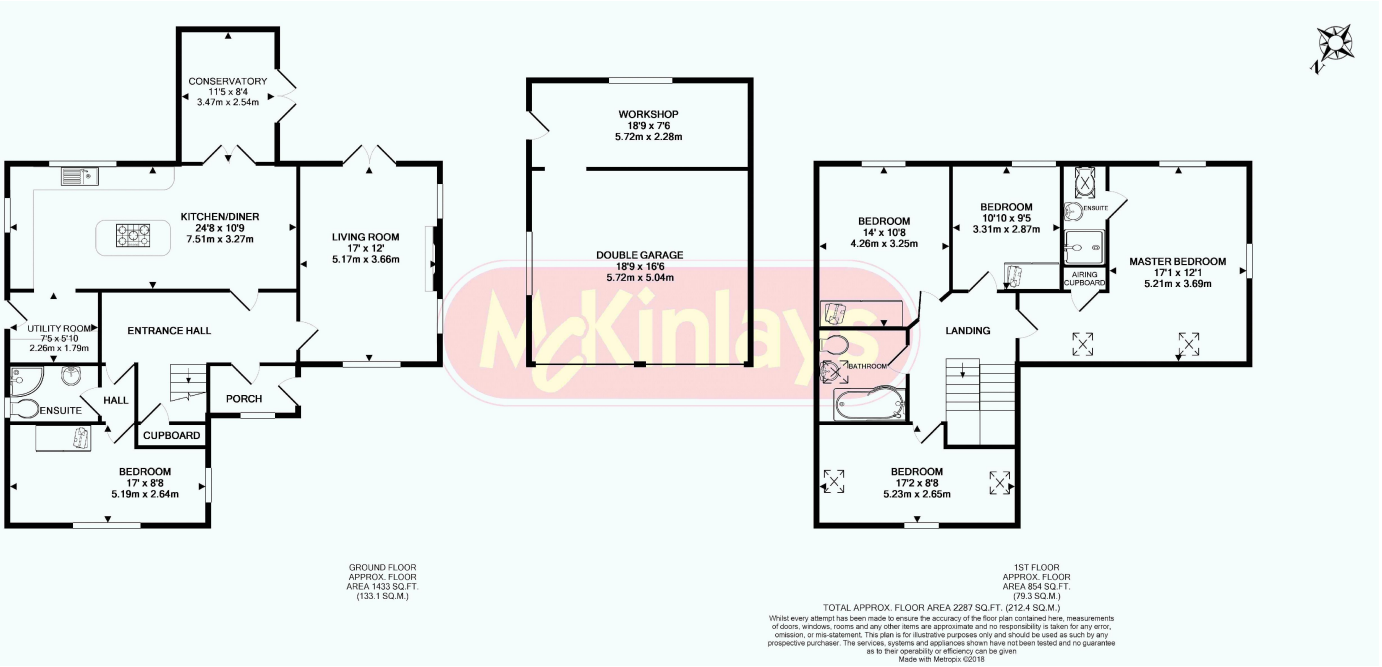


Highfield. A fine example of a beautifully presented modern detached home on a private plot of c. 0.2 of an acre with South facing gardens taking full advantage of the rural views. At the heart of the property is a stunning, large, and well-equipped kitchen-diner with central island cooking facilities making it the perfect entertaining space. The triple aspect living room is light and airy with double doors out into the rear garden. The conservatory has tinted roof glass as well as underfloor heating making it a room that is usable all year round. As well as the four bedrooms and two bathrooms upstairs, there is a large double bedroom and shower room on the ground floor and with minimal tweaking to include the utility room this would make an ideal self-contained annex. The current owners have lovingly maintained and continuously updated the property; the latest additions new patio areas as well as electric doors on the double garage. As said this property is a fine example of modern living and nestled on its very private plot in the heart of Merriott will only be fully appreciated once viewed.

The accommodation briefly comprises; entrance porch, entrance hall, living room, large kitchen-diner, conservatory, utility room, double bedroom, and a shower room on the ground floor, with four double bedrooms, the master bedroom has an en-suite shower room, and a family bathroom on the first floor.

Outside a paved driveway provides parking for multiple vehicles as well as access to the property's double garage. The double garage has power and lights with electric garage doors. Part of the same building at the rear of the garages is a secure, good-sized workshop. The property sits centrally on its plot affording it gardens on all sides. The gardens which are largely lawn, have easily maintained borders which are well stocked with a variety of shrubs, plants, and trees, and are interspersed with a variety of patio and seating areas the largest of which has a stone-built BBQ.

Merriott is a traditional and active village with several shops, including a public house, garage, post office, pharmacy, primary school, church, village hall and playing fields and is only c.9 miles from the centre of Yeovil. The market town of Crewkerne is just over 2 miles south, which offers a good range of amenities including a Waitrose store and a leisure centre with swimming pool and gym. A mainline rail service to London Waterloo is available from the town's station.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

