

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



SHEEP HAZE, 11 CHAPEL HILL, ASHCOTT, SOMERSET, TA7 9PY



**SHEEP HAZE,  
11 CHAPEL HILL, ASHCOTT, SOMERSET, TA7 9PY**

*Street 3 miles, Glastonbury 5 miles, Wells 11 miles, Yeovil 11 miles, Taunton 22 miles, Castle Cary 15 miles, Bristol 30 miles and the M5 9 miles. (all approx.).*

A very comfortable and appealing house with a delightful garden and a quiet setting in this popular village a few miles west of Street and Glastonbury.

Accommodation includes a hall, cloakroom, sitting room, snug, utility room, 4 bedrooms, 2 bathrooms and at the heart of the house a wonderful open plan kitchen/dining/living room with doors into the lovely southwest facing garden.

The layout provided scope for an annexe if required

This mature garden is a big bonus and must be visited to be fully appreciated. In addition, there's parking and scope to increase for more cars if required.

**Guide Price £500,000**

**Location**

Ashcott is a very popular village located conveniently between Street/Glastonbury and the M5, offering easy access further afield. It has several pubs, a first school, church, playing fields, and plenty of excellent walks over the surrounding country as well as a busy village hall which hosts various events. Further amenities in the area include an outdoor swimming pool, Clarks Village and both state and private schools.

The house enjoys a quiet setting in the heart of the village.





## Description

Sheep Haze is a detached period house which has been extended over generations and is an appealing home with lots of living space. The property fronts a quiet village lane and there's parking for a couple of cars. This area could be extended if more space is needed.

## Accommodation

The front door opens into a hall with a door directly into the open plan kitchen/dining/living room which has a garden door. The kitchen area has plenty of fitted cupboards and a central island with a granite work surface. Appliances include a Stoves range cooker and a dishwasher.

The living & dining area has oak flooring, a fitted bench with storage, shelved alcove and a stable door to the garden.

Directly off this room is a snug with access to a cloakroom.

A small inner hall leads to the sitting room which has a wood burning stove and wall lights.

Also, on the ground floor and approached from the front hall is a utility room with a sink unit and plumbing and space for a washing machine and dryer.

Just beyond is a large double bedroom with a door to the garden and an en suite shower room. This partly tiled and has a basin, wc and shower cubicle.

Upstairs. The landing has an airing cupboard and there are three bedrooms and a bathroom. This is partly tiled and has a basin, wc, shower and bath.

## Outside

In front of the house is a parking area. On the far, western side of the house is a delightful, sunny garden. It's partly lawned and is well planted with flowerbeds and shrubs and has mature apple and other trees.

Immediately outside the dining/living room is a west facing terrace to catch the evening sun.





**continued,**

Close to the kitchen is a paved terrace with a pergola covered with jasmine and a well-established vine. This provides a sheltered and shaded dining area. Above the terrace is a small greenhouse and a garden shed, beyond is a summerhouse with a veranda which catches all the morning sunshine. Internally there's light and power.

### **Tenure and other points**

Freehold. Mains water, drainage, electricity and gas with gas central heating.

Council Tax Band E. EPC rating E.

### **Directions**

From Street take the A39 westwards (towards the M5) for about 3 miles, passing through the village of Walton and into Ashcott. Chapel Hill runs north to south through the heart of Ashcott. Take a right at Middle Street and then first left onto Chapel Hill. The house is on the left as you go up the hill.

### **About the area**

*Ashcott is a pleasant village to the west of the towns of Street and Glastonbury and is a popular residential area with a 15<sup>th</sup> century church, village hall, playing fields, primary school, and 3 pubs. It has an active friendly community of just over a thousand people. The surrounding towns are all within easy reach providing a wide range of facilities and amenities. There's easy access to the A303 and also the M5. Castle Cary to the east has a fast direct line to Paddington.*

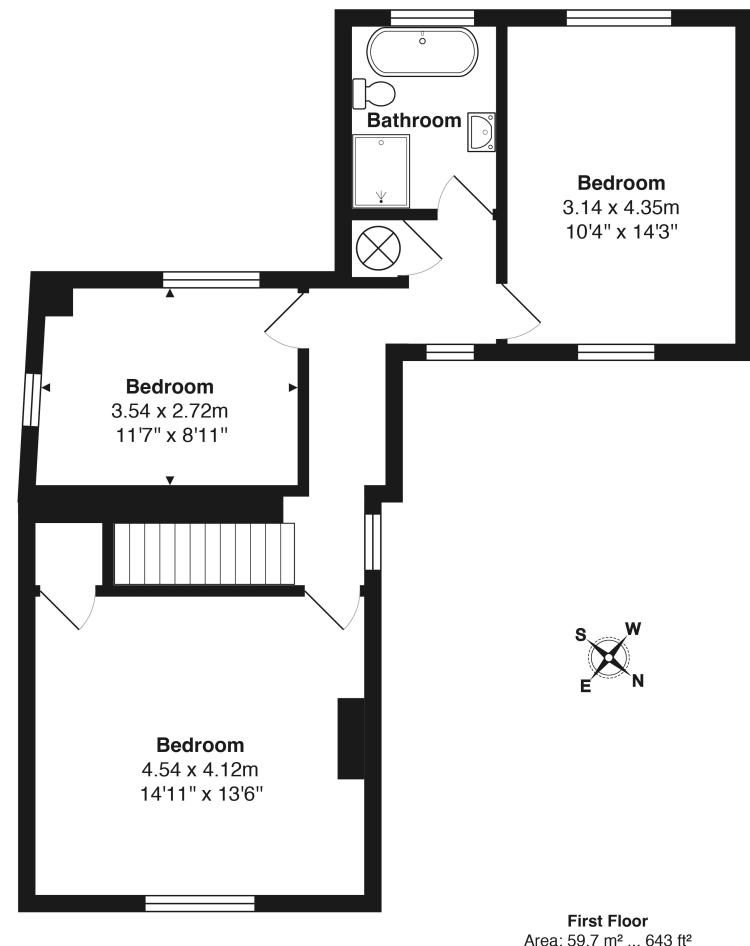
*The village has a well regarded primary school and there are excellent state and independent schools in the area including St. Crispins, Strode College, Millfield and Wells Cathedral School.*

*The surrounding Somerset countryside is quite outstanding and very accessible with many footpaths and nature reserves close to hand.*





**Sheep Haze,  
11 Chapel Hill,  
Ashcott**



**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

