

SWALLOWS DIP

HARDINGTON MANDEVILLE • SOMERSET



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HIGH STREET HARDINGTON MANDEVILLE SOMERSET

*A modern detached single-storey village house
with paddocks, hay barn and stabling*

Hall • Sitting room • Kitchen/Dining room
Garden Room with vaulted ceiling Cloakroom • Utility room
4 Bedrooms • 2 En-suite shower rooms • Bathroom

Double garage • Garden • Parking
Pasture land divided into 2 paddocks
Stable block with 5 loose boxes, tack room and Hay barn
Separate vehicular access

In all about 3.41 acres (1.38 hectares)

Yeovil 4 miles (London Waterloo 2½ hours)
Crewkerne 7 miles • Sherborne 10 miles • A303 7 miles
Exeter Airport 40 miles
(Distances and time approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.



Services

Mains water, electricity and drainage.
Oil-fired central heating.

Council Tax Band: F

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Tenure

Freehold

Local Authority

South Somerset District Council:
Tel: 01935 462462

Directions (Postcode BA22 9PJ)

Leaving Yeovil on the A30 travelling west, turn left just before the BP Garage signed to Hardington. Continue into Hardington Moor. Follow around the right hand bend, down the hill through the village and back up the hill. Pass the Church of St Mary followed by The Mandeville Arms on your right. Take the next turning left into the High Street and Swallows Dip will be found after a short distance on your left hand side.

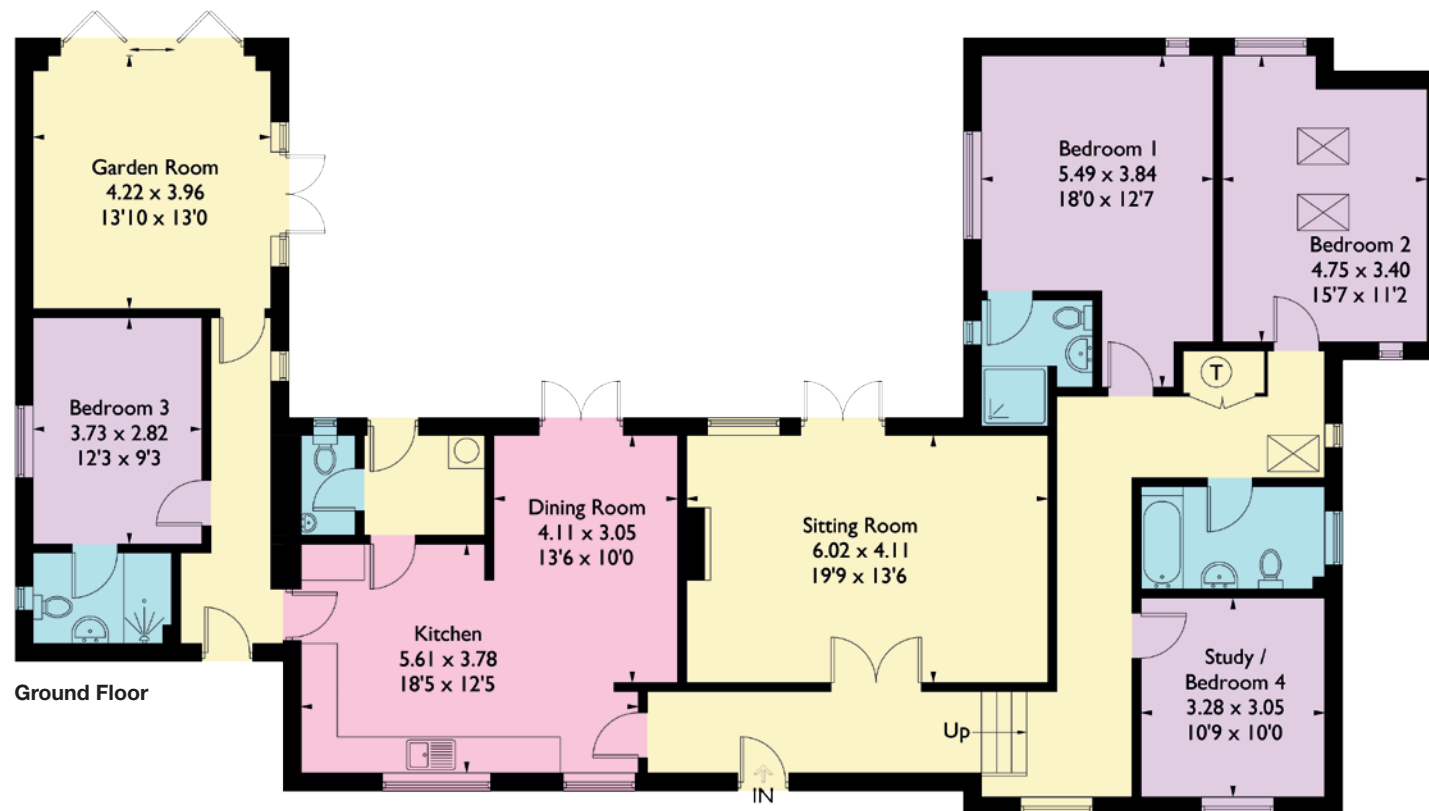
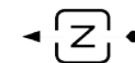
Viewings

Viewings are by appointment with the sole agents Knight Frank LLP

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

Approximate Gross Internal Floor Area

208.8 sq.m. 2248 sq.ft.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

EU Directive 2002/91/EC
England & Wales