

# SWALLOWS DIP

### **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) Exeter Airport 40 miles

Crewkerne 7 miles • Sherborne 10 miles • A303 7 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.



#### Situation

Swallows Dip is situated on the edge of the village of Hardington Mandeville in South Somerset close to the border with Dorset and is surrounded by beautiful rolling countryside. Local facilities in the village include the attractive 12th Century parish church of St Mary's, a shop/post office, a public house (The Mandeville Arms) and a thriving pre-school group.

The village is conveniently located for easy access to the A30 and A303 main road links and to good rail links from nearby Yeovil Junction railway station on the Exeter to London Waterloo line.



There is a wealth of local schools nearby both in the private and state sectors including Hazlegrove, Sherborne Prep School, Sherborne Boys and Girls Schools and The Gryphon School (State Secondary).



Extensive shopping, business and recreational facilities can be found in the nearby regional centre of Yeovil, which is about 4 miles away. Other towns within easy driving distance include Crewkerne and Sherborne (both with Waitrose).



Courses at Sherborne, Yeovil and Dorchester (Came Down).

#### **Swallows Dip**

Swallows Dip is a detached, split level, single storey house built of natural stone with local Ham stone quoins and a brick chimney under a clay-tiled roof. The property has been built for the present owners to a high standard with characterful detail whilst blending with neighbouring properties in the village. It has also been designed to offer the possibility of creating a self-contained annexe with its own entrance if required. The property has three reception rooms including a garden room with a vaulted ceiling with broad views over the rear garden. It has four bedrooms (one of which is currently in use as an office), two en-suite shower rooms and a family bathroom.

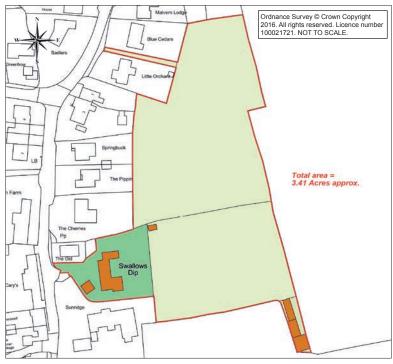
#### Gardens and grounds

The house has vehicular access off a quiet village street, through a pair of timber five-bar gates onto to a paved driveway immediately to the front of the property, providing parking space for several vehicles. To one side of the parking area is a detached double garage built of natural, local stone under a clay-tiled roof. Paved pathways lead

around both sides of the house to a large terrace and the rear part of the garden, which is principally laid to lawn with a separate orchard planted with a number of deciduous and mixed fruit trees. To the rear of the garden there is an area of decking with an integral fishpond, which provides a sitting area with far-reaching views over the surrounding countryside.

Immediately to the rear of the orchard, a pair of timber five-bar gates lead into the first of two paddocks, which together total approximately about 3 acres. The paddocks are bounded by a mixture of fencing and mature hedging and have mains-supplied water troughs. To one side of the upper paddock is a stable block comprising five loose boxes and a tack room with an adjoining hay barn. There is also a separate timber shed. The paddocks and stables have their own own vehicular access (see attached plan).

The double garage, stabling and tack room are all supplied with lighting, power and mains water.



#### **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.

Reception Bedroom

Bathroom

Storage

Kitchen/Utility

#### **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.

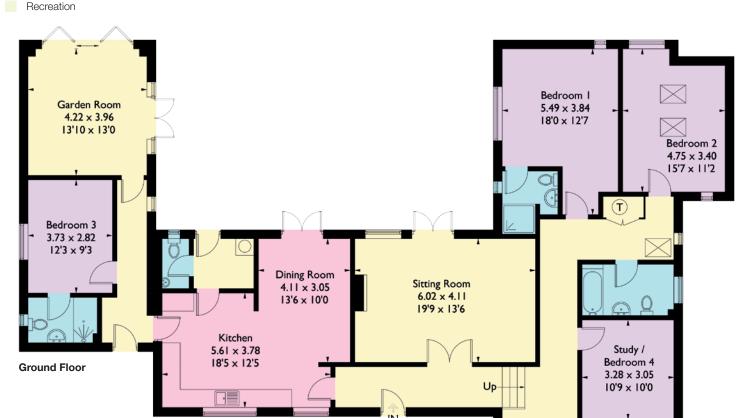
#### **Viewings**

Viewings are by appointment with the sole agents Knight Frank LLP

#### 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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