



Brambledene



# Brambledene

Hardington Moor, Yeovil, Somerset BA22 9NN

Yeovil 3 miles. Crewkerne 6 miles. Sherborne 9 miles.

A beautifully refurbished 3 bedroom detached bungalow in sought after village location with detached double garage and planning permission for two additional bedrooms and home office over the garage.

- Popular village location
- Beautifully refurbished bungalow
- Sitting room and stunning kitchen/dining room
- Utility and cloakroom
- 3 Bedrooms and superb bathroom
- Double garage and gardens
- Planning for 2 first floor bedrooms with en suites and studio over garage

## Offers In Excess Of £500,000

### DESCRIPTION

RECENTLY RE-AVAILABLE - Brambledene comprises a recently refurbished 3 bedroom detached bungalow constructed principally of reconstituted stone and set beneath a tiled roof. The property has been refurbished to a high standard and is centred on a wonderful open plan living/kitchen/dining room with bespoke kitchen with integrated appliances, wonderful views over fields and large glazed French doors leading directly out on to a 2-tiered decking area, ideally suited for outdoor entertaining. There is also a utility and cloakroom, wonderful sitting room with open fireplace, 3 bedrooms and a beautiful family bathroom with Travertine floor and wall tiling throughout. Outside are attractive gardens together with double garage/workshop and additional parking to drive.

### LOCATION

Brambledene lies within the sought after village of Hardington Moor, where amenities include public house, Post Office/village stores, church and active village hall, which also serves Hardington Mandeville. Yeovil lies within 3 miles where an excellent range of shopping, recreational and scholastic facilities can be found together with a mainline rail link to London Waterloo and Exeter. The A303 trunk road can be joined within 7 miles of the village.



## ACCOMMODATION

Attractive glazed French doors open into the entrance hall with useful store cupboard and large airing cupboard housing the factory lagged hot water cylinder with immersion heater and slatted shelving. Trap access to roof void with planning permission to convert into 2 double bedrooms, both with en suite facilities. The main sitting room has an open fireplace with slate hearth with wooden mantelpiece, recessed arch and built-in cupboard along with an attractive view to the front. Within the heart of the house is a superb kitchen/dining/family room which enjoys views from two aspects, including views across fields and glazed French doors onto a 2-tiered decking area. There is ample room for both living and dining areas together with a bespoke kitchen comprising twin ceramic sinks with adjoining oak worktops with an excellent range of floor and wall-mounted cupboards and drawers. Integrated appliances including dishwasher, fridge and recessed Leisure electric double oven and grill with ceramic hob. Part tiled walls and door to utility room comprising sink with mixer tap, adjoining oak worktops with cupboard under and integrated washing machine and concealed, wall-mounted Vaillant gas-fired boiler. uPVC glazed door to rear and further door to cloakroom with low level WC and wash hand basin.

Leading off the hallway there are 3 bedrooms with the principal bedroom fitted with wardrobes to one wall, along with window to front. Bedroom 2 enjoys wonderful views over open fields to the rear and bedroom 3 enjoys an outlook to the front. The family bathroom has been fitted with luxury in mind, with Travertine wall and floor tiles. Freestanding bath and large walk-in shower, vanity unit with inset wash hand basin with illuminated and heated mirror over. Concealed cistern WC, window shutters, recessed shelving with concealed lighting.

## OUTSIDE

Brambledene is approached initially over a shared driveway with two other bungalows. The property has the benefit of a detached double garage/workshop approached through twin metal up and over doors and is connected with power and light and with door to side. Planning permission has been granted for a studio room over. To the front of the garage there is parking for 2 cars with a paved path leading to the front door with stone planters and a fine selection of shrubs and trees. To the side of the property a 5-bar timber gate leads to the garden, which is on a gentle slope and is laid mainly to lawn, is well hedged and fenced together with a newly planted laurel hedge. There is a fine selection of trees and wonderful views over the surrounding countryside. There is a 2-tiered decking area, ideally suited for outdoor entertaining, protected by raised planters and forming a wonderful seating area with direct access back into the kitchen/family room. To the rear of the property is a further lawned area with outside tap, cold water tap and to the rear of the garage a concealed Calor gas tank.

## SERVICES

Mains water, electricity and drainage are connected. Calor gas central heating.

## VIEWING

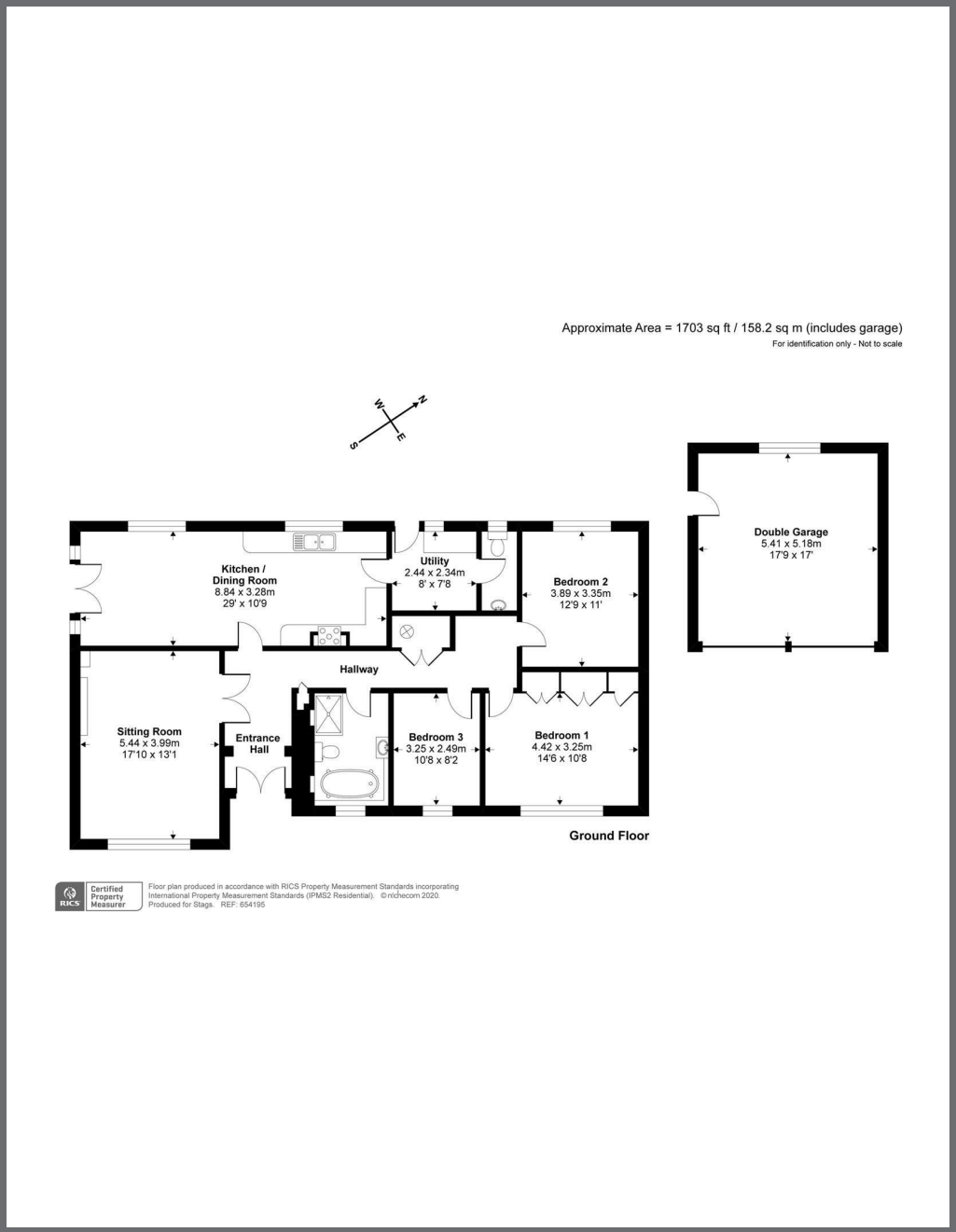
Strictly by appointment through the vendor's selling agent, Stags Yeovil Office Tel: 01935 475000

## DIRECTIONS

From Yeovil take the A30 towards Crewkerne, turning left immediately after Yeovil Court Hotel, signposted Hardington 2 miles. Continue into Hardington and having passed the left-hand turning to Pendermer and Lyatts, turn right immediately opposite the cottage on the left turn into a gated driveway. Brambledene will be seen on the left-hand side.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	51
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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