



HAMBLETON
ESTATE AGENTS

THE BEECHES
TEMPLECOMBE
BA8 0HG



£488,000

The Beeches, Church Hill, Templecombe, Somerset, BA8 0HG.

Originally the former Rectory, The Beeches forms part of a small development of just three individual homes, built and tastefully redeveloped in 2010.

Perfectly positioned down a quiet private lane, the property enjoys a sense of privacy, yet remains within easy walking distance of all village amenities, including the mainline railway station to London and the Co-op village shop.

An attractive entrance porch opens into a welcoming hallway, setting the tone for the spacious and flexible accommodation throughout. To the right, a versatile third reception room offers many possibilities, ideal as a ground floor bedroom, home office, or creative studio.

The delightful triple-aspect sitting room enjoys plenty of natural light and a lovely outlook over the gardens, with double-glazed French doors providing direct access to the outside. This inviting space flows seamlessly into a separate dining area, perfectly positioned next to the kitchen, ideal for every day family life and entertaining.

The well-appointed kitchen features a range of white wall and base units with complementary work surfaces and an inset stainless-steel sink and drainer, along with space for a cooker, freestanding fridge-freezer and dishwasher.

A practical utility room, accessed directly from the kitchen, offers additional storage, plumbing for white goods, and houses the combi boiler, with a door to the garden. A cloakroom completes the ground floor accommodation.

Upstairs, the landing leads to four comfortable double bedrooms. The dual-aspect principal bedroom includes an en-suite shower room, while the remaining bedrooms are served by a family bath/shower room.

Outside, the generous gardens wrap around the property on three sides, creating an attractive and secure setting for children to play, pets to roam, or gardening enthusiasts to enjoy.

To the front, there is a large single garage and a gravel driveway provides ample parking for several vehicles.

In summary, The Beeches is a beautifully presented and versatile family home, offering a perfect blend of character, comfort, and convenience - all within a sought-after village location.

LOCATION: Templecombe is situated in the beautiful Somerset countryside and is well placed for the many amenities on offer, including a mainline railway station (London Waterloo 2hrs), post office, welcoming community café and Co-op convenience store. There is the village Church, primary school and doctor's surgery with dispensary, and the village hall offers space for community clubs (bowls, youth, mums & toddlers), while the recreation ground has a tennis court and skate park. A big attraction of Templecombe is its accessibility, being situated close to both the A303 and the A30 with fast routes east and west towards the motorway network. The mainline station is an obvious draw, while local comprehensive shopping, cultural and leisure amenities are found close by in the towns of Sherborne, Wincanton, Shaftesbury and Yeovil. To the south, the World Heritage Jurassic coast is within easy striking distance. The area is renowned for its schools, both independent and state and the surrounding countryside, much of which is an area of outstanding natural beauty, is a playground for sporting and leisure pursuits such as walking, riding, cycling, golf and field sports. There are village cricket clubs close by and sailing and other water sports are readily accessible on the south coast.

ACCOMMODATION

Double glazed double doors to:

ENTRANCE VESTIBULE: Large coir mat and double glazed door to:

ENTRANCE HALL: Double cloaks cupboard, understairs cupboard, radiator, smoke detector and stairs to first floor.

CLOAKROOM: Wall hung wash basin unit, low level WC and double glazed window to side aspect.

SITTING ROOM: 20' x 12'4" A delightful room with a triple aspect, with double glazed French doors opening to the garden, wood effect flooring, two radiators and wide opening to:

DINING ROOM: 12'1" x 9'4" Wood effect flooring, radiator, large bay with sliding double glazed doors to rear garden, smooth plastered ceiling and opening to:

KITCHEN: 12' x 9'3" Inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of matching wall, drawer and base units with work surface over, Range style cooker, dishwasher, fitted shelving, double glazed window overlooking the garden, larder unit, tiled floor and door to:

UTILITY/BOOT ROOM: Wall mounted Worcester gas boiler, tiled floor, space and plumbing for washing machine and tall fridge/freezer, fitted wall and base units.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Radiator, double glazed window to front aspect, double and single storage cupboards and smooth plastered ceiling with smoke detector.

BEDROOM 1: 14'3" (max) narrowing to 10'11" x 12'7" Dual aspect double glazed windows to side and rear aspects, radiator, built-in wardrobe, smooth plastered ceiling and door to:

EN-SUITE SHOWER ROOM: Shower cubicle, pedestal wash hand basin, low level WC, heated towel rail and fully tiled walls.

BEDROOM 2: 14'3" x 9'4" Wall to wall fitted wardrobes, radiator and double glazed window overlooking the rear garden.

BEDROOM 3: 11'2" x 10'10" Radiator, built-in wardrobe, two eves storage cupboards, velux window to front aspect and double glazed window overlooking the garden.

BEDROOM 4: 9'5" x 8'10" Radiator and double glazed window overlooking the rear garden.

BATH/SHOWER ROOM: Panelled bath with mixer tap and shower attachment, wall hung wash basin, low level WC, heated towel rail, shower cubicle and fully tiled walls and floor.

OUTSIDE

To the front there is a gravel driveway providing parking for several cars and a large single garage. A gate gives access to the side and rear gardens. These are a particular feature of the property, being of a generous size, mainly laid to lawn on three sides and enjoying a high degree of seclusion.

DIRECTIONS: What3Words - nudge.imparting.sprayed

SERVICES: Mains water, electricity, drainage, gas (propane) central heating and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: F

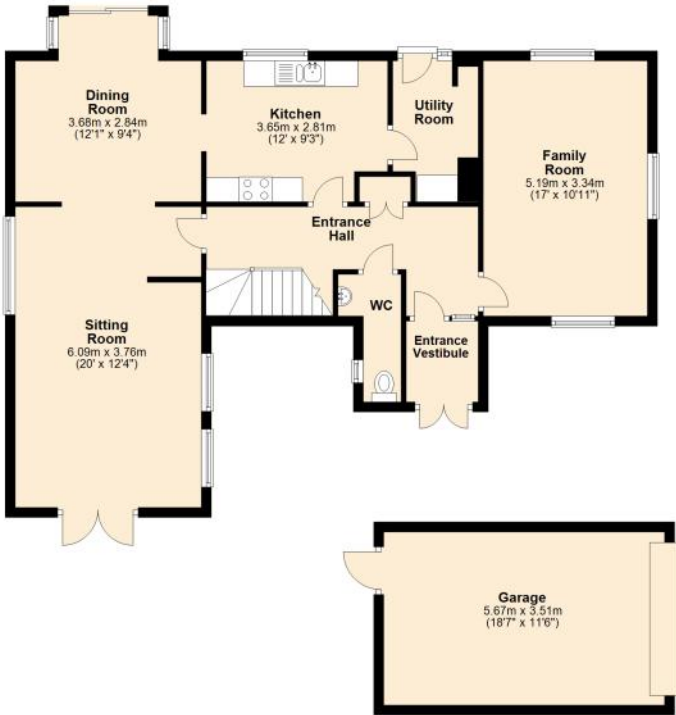
TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

Important notice: Hambledon Estate 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 therefore room sizes should not be relied upon for carpets and furnishings. 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.



Ground Floor
Approx. 105.9 sq. metres (1139.8 sq. feet)



First Floor
Approx. 73.6 sq. metres (792.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	44
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Total area: approx. 179.5 sq. metres (1932.3 sq. feet)





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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

