



Green Close Barn, Hinton, Mudford, YEOVIL, BA22 8BA

welcome to

Green Close Barn, Hinton, Mudford, YEOVIL

A charming four bedroom character cottage, situated in the desirable village of Mudford and within close proximity to many local amenities. The accommodation is presented in excellent decorative order and boasting a wealth of space, versatility and natural light throughout.



Entrance

Double glazed door to the front, opening into:

Entrance Porch

Double glazed windows to either side. Storage cupboard. Tiled flooring. Inset spotlight to the ceiling. Door opening into:

Entrance Hall

A lovely open entrance hall with double glazed window to the front. Stairs rising to the first floor with understairs storage cupboard. Tiled flooring. Inset spotlight to the ceiling. Electric wall heater.

Downstairs Cloakroom

Suite comprising wash hand basin and WC. Tiled flooring. Inset spotlight to the ceiling. Extractor fan.

Lounge

18' 5" x 16' 5" (5.61m x 5.00m)

A beautiful light and spacious family room with double glazed window to the front. Feature fireplace with log burner inset. Inset display shelving inset to the alcoves. Aerial point. Wall light points. Inset spotlights to the ceiling. Two electric wall heaters. Double glazed French doors to the front, opening to the garden.

Dining Room

16' 5" x 11' 1" (5.00m x 3.38m)

Double glazed window to the front, overlooking the garden. Space for dining table and chairs, perfect for entertaining. Wall light point. Serving hatch. Inset spotlights to the ceiling.

Fitted Kitchen

16' 5" x 11' 8" (5.00m x 3.56m)

Double glazed window to the front. A range of fitted wall, base and drawer units with granite work surface over and complementary marble surround. Central island with granite work surface over and storage below. Inset one and a half bowl stainless steel sink with mixer tap and additional drinking tap. Integrated electric hob with cooker hood over and stainless steel splashback. Integrated eye level oven and microwave. Plumbing for dishwasher. Space for under counter fridge and freezer. Storage cupboard. Tiled flooring. Inset spotlights to the ceiling. Electric wall heater.

Utility Room

11' 8" x 5' (3.56m x 1.52m)

Double glazed window to the front. A range of fitted base units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Plumbing for washing machine. Space for upright fridge/freezer. Tiled flooring. Inset spotlights to the ceiling.

Porch

Double glazed door to the front., Double glazed window to the side. Fitted base units with work surface over and fitted full height cupboard. Tiled flooring. Inset spotlight to the ceiling.

Television Room/ Snug

11' 8" x 11' 1" (3.56m x 3.38m)

A quaint private room with borrowed light window to the front. Aerial point. Electric wall heater.

Study

16' 5" x 13' 10" (5.00m x 4.22m)

A perfect study/hobby room/playroom with double glazed window to the front. Stairs rising to the first floor. Wall light point. Inset spotlights to the ceiling. Electric wall heater. Double glazed French doors to the front, opening to the garden.

First Floor Landing

Airing cupboard. Exposed ceiling beams. Inset spotlight to the ceiling.

Bedroom One

16' 5" x 15' 3" (5.00m x 4.65m)

Double glazed window to the front, overlooking the garden. A range of built in wardrobes. Space for free standing furniture. Exposed ceiling beams and inset spotlights to the ceiling. Access to the loft space. Electric wall heater. Door opening into:

En Suite

Sky light window to the front. Suite comprising enclosed bath with mixer tap and shower over. His & hers wash hand basin inset to vanity unit with storage below, bidet and WC. Fully tiled. Inset spotlights to the ceiling. Exposed ceiling beams.

Bedroom Two

16' 5" x 14' 1" (5.00m x 4.29m)

Double glazed window to the front overlooking the garden. Space for free standing furniture. Exposed ceiling beams.

Bedroom Three

13' 3" x 11' 5" (4.04m x 3.48m)

Double glazed skylight window to the front. A range of built in wardrobes. Space for free standing furniture. Exposed ceiling beams and inset spotlights. Electric wall heater.

Bedroom Four

13' 1" x 11' 1" (3.99m x 3.38m)

Double glazed skylight window to the front. A range of built in wardrobes. Space for free standing furniture. Access to the loft space. Exposed ceiling beams with inset spotlights. Electric wall heater.

Shower Room

Double glazed sky light window to the front. Suite comprising enclosed walk in shower cubicle, wash hand basin inset to vanity unit with storage below and WC. Exposed ceiling beams with inset spotlights. Towel radiator.

Double Garage

19' x 17' 4" (5.79m x 5.28m)

A detached double garage with two separate barn style doors to the front. An area of the garage boasts a built in workshop area, perfect man cave. Power and light.

Parking

The property provides ample driveway parking to the front of the double garage.

Garden

An extensive fully enclosed south facing garden, laid mainly to lawn with a good size patio area abutting the property and providing an ideal seating/entertaining area to enjoy the summer sunshine and alfresco dining. The garden boasts a variety of decorative flower beds, mature shrubs and trees (including apple trees). There is a lovely summerhouse with power and light, a lovely sheltered space for enjoy the garden. Further sheds and greenhouse provide extra additional storage.



view this property online fox-and-sons.co.uk/Property/YEO108964



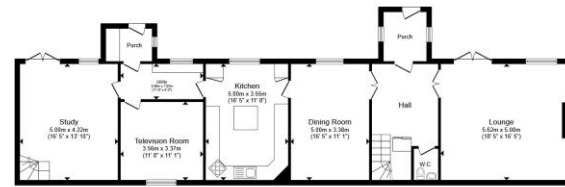
welcome to

Green Close Barn, Hinton, Mudford, YEOVIL

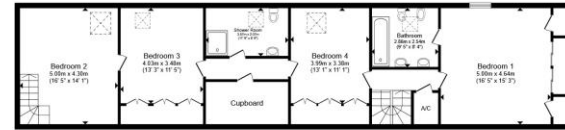
- Charming Character Cottage
- Four Double Bedrooms with En Suite to Master
- Spacious & Versatile Accommodation
- Double Garage & Ample Driveway Parking
- Extensive South Facing Garden with Summerhouse

Tenure: Freehold EPC Rating: D

Council Tax Band: F



Ground Floor



First Floor

Total floor area 244.1 m² (2,627 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

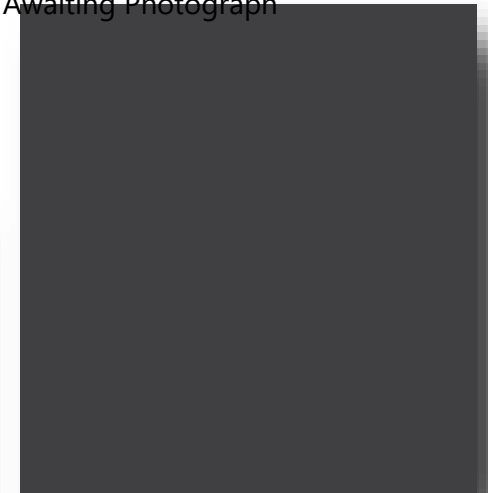


offers in excess of

£525,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108964



Property Ref:
YEO108964 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk