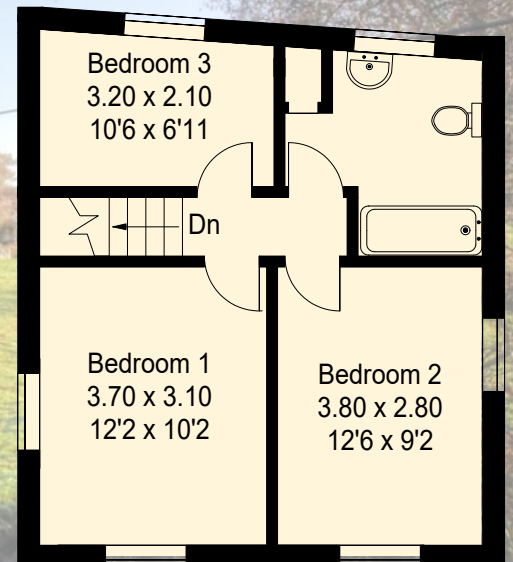
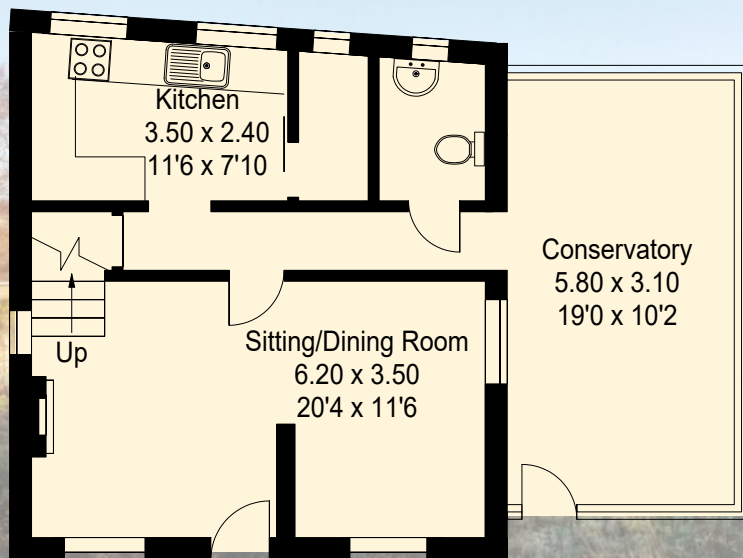




Hewletts Mill Cottage, Sandbrook Lane, Galhampton BA22 7BQ



PRODUCED FOR FOX GRANT 2018
 This illustration is for identification purposes only.
 Not drawn to scale, unless stated.

SITUATION

Galhampton 1 mile, Castle Cary 3 miles, Bruton 6.5 miles, A303 2 miles, M5 [J23] 29 miles, Salisbury 34 miles, London 119 miles
Mainline Trains: Castle Cary to London/Paddington (90 minutes)
International Airports: Bristol 31 and Exeter 52 miles

Hewletts Mill Cottage is situated away from main roads equidistant from the popular villages of Galhampton and North Cadbury which between them have a shop/PO, two Public Houses, an excellent Primary School (Holy Trinity), two Church's and Village Halls. Secondary Schools and more comprehensive facilities in the market towns of Castle Cary and Bruton with Sherborne being within easy reach to the south (9 miles); with the popular Cathedral City of Salisbury to the east. The A303 is located 2 miles away from the property, providing ready access to the West Country and London.

Local, Sporting & Recreational There are plentiful walking, cycling and bridleway opportunities directly from the property into the surrounding countryside. Castle Cary is an historic market town with much history and a welcoming atmosphere. There is a good range of amenities including Public Houses, Greengrocers, Doctors, Dentists, Boutique shops, Post Office and many more: hunting is with the Blackmore and Sparkford Vale; fishing on the Shepton Montague Lakes or at Shearwater by permission. Racing is at Wincanton, Salisbury and Bath. Golf can be enjoyed at Wheathill Golf Club.

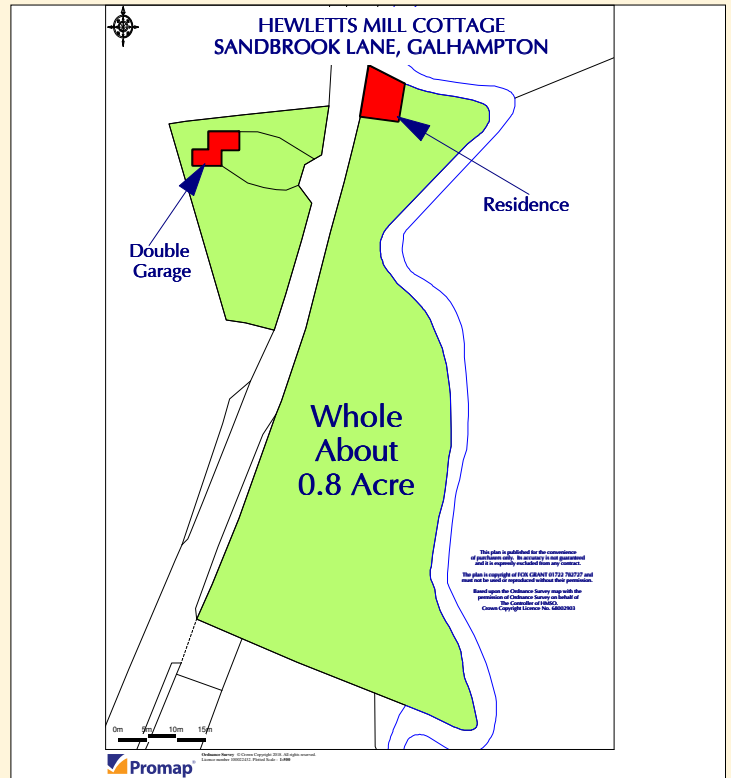
HEWLETTS MILL COTTAGE

A delightful detached period cottage dating back to the 1860's under a tiled roof adjoining a stream and enjoying open countryside views. The property provides well-presented accommodation arranged over two floors. Whilst the property has benefited from a little modernisation it still retains much of its character with some double aspect rooms and a woodburning stove in the sitting room.

The mature garden is to the South of the property predominantly lawn with a few mature apple trees and rose beds with a hedge boundary, patio seating area and a stream running along one boundary. Across the lane is another lawned garden, mature hedging and trees, vegetable garden with fruit cage and a detached double garage. There is ample parking for three/four cars.

HOUSE

- Conservatory with under floor heating
- Kitchen with walk in pantry
- Sitting Room/Dining Room, triple aspect with woodburner
- Three Bedrooms
- Family Bathroom



AGENTS NOTES

Fox Grant and their clients give notice that:

They have no authority to make or give any representations or warranties in relation to the property.

1. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
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Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Unitary Authority South Somerset District Council

Council Tax House Band 'D'.

Services Mains electricity, water and private drainage. Oil fired central heating boiler via radiators

Energy Performance Certificate (EPC) Band F : full report available upon request

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Particulars Prepared in December 2018

DIRECTIONS (BA22 7BQ)

From Wincanton: Leave Wincanton on the A371 heading towards Castle Cary. At Grove Cross Crossroads take the left turning onto Galhampton Hill A359. After approx. 5 miles take the left onto Hearn Lane (small crossroads) and then the first right onto Sandbrook Lane. Follow this road until you see our For Sale board and the property will be on your left.

VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. For further information or to book a viewing please contact Jessica Gregory or email jessica@foxgrant.com



Jessica Gregory

foxgrant.com

COUNTRY
& VILLAGE

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