



**North Lane, Hardington Mandeville, YEOVIL, BA22 9PF**

**welcome to**

**Peach Tree Cottage, North Lane, Hardington Mandeville YEOVIL**

Situated in the picturesque village of Hardington Mandeville, this charming four-bedroom detached home enjoys stunning countryside views from every aspect & offers a wealth of period features throughout. Outside benefits from a large garage, car port, ample parking & extensive gardens.



## Entrance

Door to the side with storm porch over, opening into:

## Fitted Kitchen

15' 2" x 11' 11" ( 4.62m x 3.63m )

Double glazed window to the side. A range of fitted wall, base and drawer unit with wooden work surface over and complementary tiled surround. One and a half bowl sink and drainer with mixer tap. Space for free standing range style cooker with cooker hood over. Space for dining table and chairs. Inset spotlights to the ceiling. Slate tiled flooring. Radiator. Steps leading up to the lounge. Door opening into:

## Utility Room

9' x 5' 6" ( 2.74m x 1.68m )

Double glazed window to the side. Fitted base units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer. Plumbing for dishwasher, washing machine and tumble dryer. Space for fridge/freezer. Slate tiled flooring. Radiator. Door opening into:

## Downstairs Cloakroom

Double glazed window to the front. Suite comprising wash hand basin with tiled splashback and WC. Slate tiled flooring. Towel radiator.

## Lounge

20' 1" x 18' 1" ( 6.12m x 5.51m )

A fantastic light and spacious room with triple aspect double glazed windows to the front, rear and side with two feature windows seats. A stunning inglenook fireplace with log burner inset and tiled hearth. Stairs rising to the first floor. Exposed ceiling beams. Space for dining table and chairs, perfect for entertaining. Wall light points. Three radiators.

## Sun Room

15' 6" x 10' 11" ( 4.72m x 3.33m )

A beautiful additional room with a lovely garden views from the double glazed windows to the side, providing a wealth of natural light. Bespoke built in display cabinet. Wall light points. Inset spotlights to the ceiling. Underfloor heating. Double glazed French doors to the rear, opening to the garden.

## First Floor Landing

An open and light landing with double glazed window to the front, overlooking stunning countryside views. Airing cupboard. Access to the loft space. Wall light points. Radiator.

## Bedroom One

12' 2" x 9' 10" ( 3.71m x 3.00m )

Double glazed windows to the front and side, with beautiful views overlooking the countryside backdrop. Space for free standing furniture. Ample storage cupboard. Access to the loft space. Radiator. Door opening into:

## En Suite

Double glazed window to the side. Suite comprising enclosed walk in shower cubicle with rounded fixed shower head and handset, wash hand basin and WC. Extractor fan. Inset spotlights to the ceiling. Chrome towel radiator.

## Bedroom Two

8' 7" x 8' ( 2.62m x 2.44m )

Double glazed window to the rear, overlooking the garden and lovely open countryside. Currently used as a dressing room. Exposed ceiling beams. Radiator.

## Bedroom Three

10' 10" x 8' 11" ( 3.30m x 2.72m )

Double glazed window to the side, with views overlooking the garden and open countryside. Space for free standing furniture. Radiator.

## Bedroom Four

9' 9" x 9' 8" ( 2.97m x 2.95m )

Double glazed window to the rear, with open countryside views. Radiator.

## Family Bathroom

Double glazed window to the front with beautiful open countryside views. Suite comprising free standing roll top bath with mixer tap and shower attachment, walk in corner shower cubicle with rounded fixed shower head and handset, wash hand basin and WC. Tiled flooring. Inset spotlights to the ceiling. Extractor fan. Chrome towel radiator.

## Large Garage

20' 7" x 12' 8" ( 6.27m x 3.86m )

Double doors to the front with double glazed window to the side. Power and light.

## Front Garden

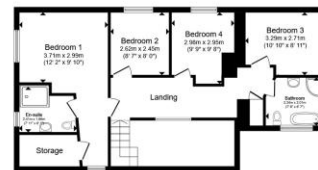
Access via a double gated driveway, leading to the double garage and car port and providing ample off road parking. Steps then leading up to the front entrance with an idyllic patio area to sit and enjoy the stunning open views. The garden is bordered with an array of decorative plants and hedging, leading to the side garden.

## Side Garden

An extensive garden to the side of the property laid mainly to lawn with bordered by hedging. Abutting the property is a tiered shingle patio, providing an ideal seating/entertaining area to enjoy the summer sunshine and alfresco dining.



Ground Floor



First Floor

Total floor area 151.0 m<sup>2</sup> (1,625 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.co](http://www.propertybox.co)

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## Peach Tree Cottage, North Lane, Hardington Mandeville, YEOVIL

- Charming Detached Four Bedroom Character Home
- Delightful Village Location in Hardington Mandeville
- Stunning Open Countryside Views from Every Aspect
- Wealth of Character Features Throughout
- Triple Aspect Lounge with Impressive Inglenook Fireplace

Tenure: Freehold EPC Rating: E

Council Tax Band: E

# £650,000



Please note the marker reflects the postcode not the actual property

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