



### Outside

The property is located on Pottery Road in the highly desirable village of Horton. Twin opening timber gates give access to the off road gravel chipped parking area with space for a number of vehicles to the side of the property and heading the garage. A gravel chipped path leads to the main entrance door.

The rear garden is of a good size, very well maintained, enjoys a good degree of privacy and is fully enclosed by timber fencing. A large patio is accessed from the sitting room and utility room doors and over looks the garden. Steps lead down to the main lawn bordered by beds filled with an established variety of shrubs, trees and plants. A vegetable garden is at the rear of garage and is enclosed by picket fencing. Space for a greenhouse. Outside water tap.

**Tenure:** Freehold

**Council Tax:** Band E

**Energy Performance Rating:** Band D (64)

**Services:** Mains Electric, Water and Drainage. Oil Fired Heating.

### Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT

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**Guide Price: £625,000**  
**Pottery Road, Horton, Nr Ilminster,**  
**Somerset TA19 9QW**

**Independent Sales, Lettings and Property Management Agents**

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**Tarr Residential**

**Staddlestones,  
Pottery Road, Horton,  
Nr Ilminster,  
Somerset TA19 9QW**

**Guide Price: £625,000**

- **Spacious Detached Property**
- **Highly Desirable Village Location**
- **4 Double Bedrooms & 2 Loft Rooms**
- **En-Suite 4 Piece Bathroom Suite to Master**
- **27ft Sitting Room with Log Burner & Study**
- **27ft Kitchen/Dining Room with Island & Utility Room**
- **4 Piece White Suite Family Bathroom**
- **Spacious Hall, Cloakroom & Separate WC**
- **Garage & Off Road Parking for Multiple Vehicles**
- **Private & Mature Rear Garden with Large Patio**

**Situated in the highly desirable village location of Horton and close to the village amenities is this substantial 4 double bedroom detached property with the added benefit of 2 good size loft rooms, well stocked mature gardens, garage and off road parking for multiple vehicles. The extremely well presented property comprises; storm porch, spacious entrance hall, cloakroom, 27ft dual aspect sitting room with log burner, study, 27ft kitchen/dining room with island, utility room, separate WC, good size landings, en-suite 4 piece bathroom to the master bedroom and a 4 piece family bathroom. Further benefits from double glazing and oil fired heating.**



**Approach**

Approached via the gated entrance to a gravel chipped off road parking area and gravel path leading to the storm porch with a tiled floor, light over, windows to both side aspects and a uPVC part double glazed door opening to:

**Entrance Hall**

A spacious hall with stairs rising to the first floor, single panel radiator and a built-in under stairs storage cupboard. Recessed ceiling spotlights. Door to:

**Cloakroom:** 7' 6" x 3' 2" (2.29m x 0.96m) (max)

Fitted with a white two piece suite comprising; low level WC and a wall mounted wash hand basin with mixer tap over. Obscure double glazed window to the front aspect, tiled walls and flooring, chrome ladder style heated towel rail, spotlights and an extractor.

**Sitting Room:** 27' 6" x 13' 4" (8.38m x 4.07m)

A dual aspect room with a double glazed window to the front and double glazed french doors opening to the patio and garden to the rear. Feature stone built fireplace with a wood mantle and an inset log burner. Two double panel radiators, TV point and recessed ceiling spotlights. Door to:

**Study:** 11' 6" x 10' 1" (3.51m x 3.07m) (max)

Double glazed window to the rear aspect and a double panel radiator. Door to:

**Kitchen/Dining Room:** 27' 7" x 12' 4" (8.40m x 3.75m)

A superb light room with two double glazed windows to the side and one double glazed window to the front aspect. The kitchen is comprehensively fitted with a modern range of cream fronted, soft closing wall and base units all complemented by solid granite worktops and upturns over. Inset stainless steel one and half bowl with drainer, mixer tap and filter water tap over. Space for a large Rangemaster electric cooker with a concealed extractor over. Built-in Siemens microwave oven, Integrated dishwasher and separate full height fridge and freezer. Island feature with a granite worktop and power points. Tiled flooring, two double panel radiators and recessed ceiling spotlights. Door to:

**Utility Room:** 15' 3" x 9' 11" (4.65m x 3.02m) (max)

A generous sized utility room fitted with a range of wood fronted wall and base units, rolled edge worktops over and tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Space and plumbing for a washing machine. Floor mounted Firebird oil fired boiler. Double glazed windows to the rear and side aspects, tiled flooring and a double panel radiator. Wall cupboard housing the electric consumer unit. uPVC part double glazed doors to both side aspects giving access to the rear patio and off road parking area. Door to:

**WC:** 4' 4" x 2' 9" (1.32m x 0.83m)

Fitted with a low level WC. Obscure double glazed window to the rear aspect, tiled flooring and a single panel radiator.

**First Floor Landing**

A good size landing with stairs rising to the second floor, single panel radiator, wall mounted thermostat, smoke detector and recessed ceiling spotlights.

**Bedroom 1:** 18' 4" x 12' 4" (5.60m x 3.75m) (max)

A dual aspect room with a double glazed window to the rear over looking the garden and a double glazed window to the side. Two double built-in wardrobes and a further single storage cupboard. Cupboard housing the hot water cylinder tank and immersion heater. Single panel radiator, TV and telephone points. Door to:

**En-Suite Bathroom:** 11' 8" x 8' 5" (3.55m x 2.56m)

Fitted with a modern white four piece suite comprising; corner panel bath with mixer tap and shower attachment over. 1400 x 900mm cubicle with a glass screen and door, wall mounted thermostatic shower with a rainfall head over. Vanity unit with inset 'his & hers' wash hand basins and wall mirror over. Low level WC. Obscure double glazed window to the rear aspect, tiled walls and flooring, chrome ladder style heated towel rail and recessed ceiling spotlights.

**Bedroom 2:** 13' 4" x 8' 10" (4.07m x 2.70m)

Double glazed window to the rear aspect over looking the garden and a single panel radiator.

**Bedroom 3:** 12' 4" x 8' 11" (3.75m x 2.71m)

Double glazed windows to the front and side aspects, single panel radiator and a TV point.

**Bedroom 4:** 10' 2" x 9' 11" (3.10m x 3.02m)

Double glazed window to the front aspect, single panel radiator and a TV point.

**Bathroom:** 10' 2" x 8' 1" (3.10m x 2.47m)

Fitted with a modern white four piece suite comprising; panel bath with mixer tap and shower attachment over. Corner cubicle with a glass screen and door, wall mounted thermostatic shower over. Vanity unit with inset with an inset wash hand basin over. Low level WC. Two obscure double glazed windows to the side aspect, wall tiling to splash prone areas and a single panel radiator.

**Second Floor Landing**

With access to both loft rooms and a smoke detector.

**Loft Room 1:** 14' 7" x 13' 4" (4.45m x 4.07m)

Velux window with built in blind to the rear aspect over looking the garden and views beyond. Single panel radiator and access to the eaves.

**Loft Room 2:** 13' 5" x 13' 2" (4.09m x 4.02m)

Velux window with built in blind to the rear aspect over looking the garden and views beyond. Single panel radiator and access to the eaves.

**Garage:** 19' 8" x 12' 1" (6.00m x 3.68m)

A detached timber built slightly larger than average single garage with an up and over door to the front aspect. Window to the side.