



FOR SALE

16 Hitchen, Merriott, TA16 5QX

£260,000



ORCHARDS
ESTATES

This well-maintained, family home offers everything a young family needs: space, practicality, and charm. Situated in a sought-after location, the property boasts private driveway parking for up to six vehicles—ideal for hosting family gatherings or accommodating visitors.

The main entrance is through a handy enclosed hallway that connects the garage to the house. This covered, secure space is perfect for unloading the kids, pets, or shopping on a rainy day. From here, you'll find access to the garage, the spacious kitchen via a stylish uPVC stable door, and an additional door leading to the generous rear garden.

Inside, the home has a warm, welcoming vibe. Lovingly cared for by its young owners, the property retains its original character while benefitting from thoughtful updates. Beautifully restored timber doors add an authentic touch, and the recently added doorway between the spacious kitchen/diner and sitting room creates the ultimate family-friendly flow—perfect for keeping an eye on the kids while still giving them their own space to play.

Upstairs, the home continues to impress. A roomy landing leads to three well-proportioned bedrooms and a family bathroom. The layout ensures plenty of space for everyone, with a cosy and inviting feel throughout.



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LOCATION

Merriott is an historic village with a vibrant local community, offering something for all ages. The village has an excellent range of local services including a Budgens, petrol station with post office, the Feed Station cafe, the Kings Arms with skittle alley, pharmacy, church, recreation ground, outdoor bowls club and both first school and pre-schools. Nearby Crewkerne, with a range of shops including a Waitrose Supermarket and mainline train station, is two miles away. Yeovil is only 7 miles away and offers a full range of high street shops and leisure activities. Originally based around three roads surrounding a large area of farmland, Merriott offers a wealth of footpaths, ideal for dog walking, through the heart of the village or in the beautiful surrounding countryside. The village lies four miles south of the A303 trunk road from London to Exeter and 16 miles east of the M5 at Taunton. A main line railway station for the London, Waterloo to Exeter line is at Crewkerne with trains leaving every hour.

Approach and Parking

Set back from the road over a private front entrance to the concrete laid driveway which leads up to the garage and with side area which would have been a garden, converted to a large, loose shingle parking area. You have the front entrance which is currently unused, the side access hallway which is the primary entrance and the garage front, again currently unused.

Entry and Garage

Starting with the entry, this runs between the house and the garage, entirely enclosed, dry and secure. With triple storage cupboards to one side, rear door opening to the garden. There is an internal door which opens to the garage which has a pitched roof, offering further storage and has plumbing and electrics. Also, very handily, there is a WC located to the rear of the garage in its own enclosed cloakroom.

Living Space

A set of stable doors provides access to the house at the side towards the rear and directly opens to the very

spacious kitchen. The current owners blocked up the normal door which provides access from the front hallway and have instead put in an open door to the sitting room. This makes the usable space in the kitchen far more practical and lends itself to create a very spacious room. The sitting room has front and rear aspect windows and is the full length of the house itself, with two former fireplaces, one of these houses a connected, untested gas fire. Working around to the traditional front of the house there is an entrance hallway with stairs to the first floor with built-in storage underneath. To the front is the entrance porch, as mentioned, this is unused apart from providing some additional storage.

Upstairs

A very spacious landing with natural light provided by a front facing window creates a feeling of space and light. There are 3 bedrooms, two large doubles and a smaller double (or large single) which is currently configured as a dressing room with utility cupboard housing the gas fired boiler. The bathroom is also located on this floor and comes fully tiled with a double ended bath with side taps, shower over with screen, chrome wall mounted towel rail, WC and Wash hand basin with extractor fan and window. There is a loft hatch on the landing, this is unused, there is no ladder, light or boarding, however, the garage does have loft space with light and boarding.

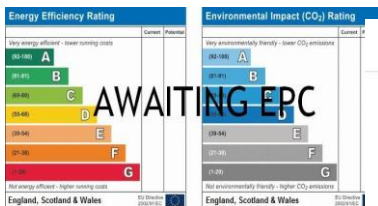
Garden

One of the longest gardens in the road, this is a nice private space with high hedging and well fenced. Access is directly through the entry walkway.

Material Information

- Freehold Property Council Tax Band: B EPC Rating: TBC
- Mains Gas, Drainage, Water and Electric
- Double Glazing was replaced in 2020
- Gas/Electric, Approx £155 per month The gas fire in the sitting room is connected, however, it has been untested
- Flood Zone 1: Low Risk
- Broadband: UltraFast, 1,000Mbps available in village
- We understand the owner would maintain rear fence. The left hand fence as you look to the garden is undefined, the owner put in their own fence within their boundary





Approximate total area⁽¹⁾
 100.28 m²
 1079.41 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Directions From Broadway, turn into Hitchen. Follow this road for about 100metres. You will see the property, easily identified with an eye-catching OrchardsEstates FOR SALE sign. Park up and come to the door, where you will be greeted by one of our colleagues who also live locally and will be able to answer any questions you have on the property as well as the local area.

<https://w3w.co/ourselves.brain.sensibly>

<https://maps.app.goo.gl/eWZTE29AQwaLG7NR9>

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