



**FOR SALE**

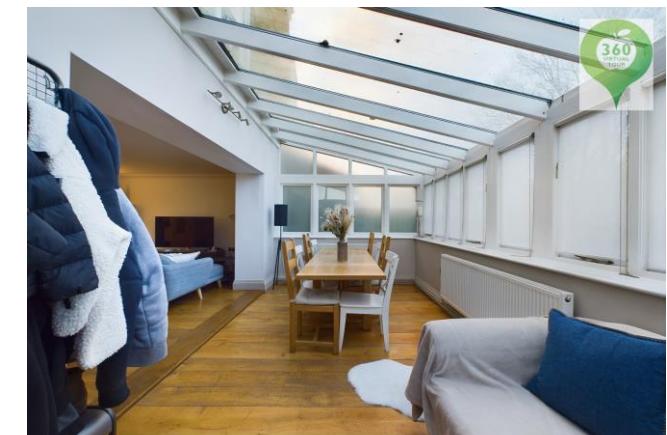
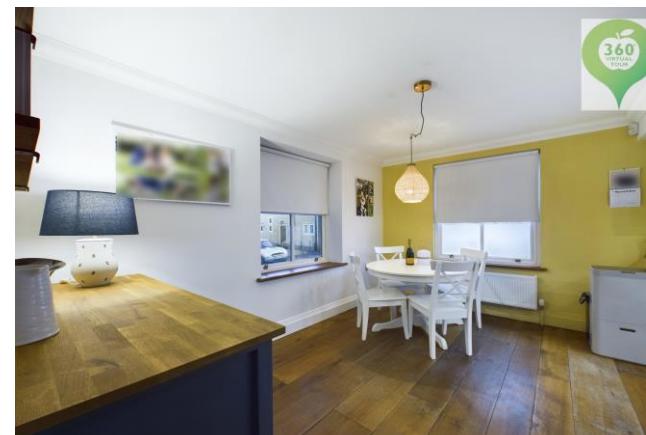
Brocks Mount, Stoke-Sub-Hamdon, TA14 6PJ  
£450,000

Spacious modern 5-bedroom family home situated in the exclusive setting of Brocks Mount in the popular village of Stoke sub Hamdon.

With kerb appeal, this hamstone exterior property dating from 2004 offers spacious accommodation over 3 floors and is only a short walk to the centre of the village, local primary schools, or a bit more of a jaunt to the local secondary school.

Entrance is under the archway which also provides access to parking spaces and the enclosed rear garden making this a safe and dry area to unload kids, pets, or shopping.

£450,000



Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdresser, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools. The local beauty spot of Ham Hill stands on the fringe of the village offering commanding views over the surrounding countryside. Yeovil lies approximately 6 miles to the East, Ilminster approximately 10 miles to the West. Excellent road access via the A303.

**Approach** Built in 2004, Brocks Mount is set in the Conservation area of Stoke sub Hamdon and as such features Hamstone exteriors and a design to complement the existing historic properties in the village. The entrance door is under the archway and provides direct access to a spacious reception hallway.

**Ground Floor** As you enter, you're greeted by a large hall that provides access to various areas of the house and houses a staircase leading to the first floor, offering convenient storage space underneath. You'll also find a handy closet and a WC on this level, adding to the convenience of the home. Moving to the rear of the house, a set of double doors opens into a generous sitting room, which has a lovely open atmosphere. The wide walk-through to the rear conservatory enhances the flow of the living space, creating a harmonious environment for relaxation and entertainment. At the front of the house, you'll discover the heart of the home - a spacious kitchen/diner. This inviting space is perfect for family gatherings, entertaining friends, cooking, and enjoying meal times together.

**First Floor** Heading to the first floor, you'll find the principal bedroom at the rear of the house. It boasts its own en suite, ensuring a private retreat for the homeowners. To the front, there are two more double bedrooms. The centre wall has been removed, creating an expansive room that can easily serve as a large bedroom or even another living space, perhaps an elevated sitting area. A family bathroom with AC adds to the comfort and convenience of this floor.

**Top Floor** The top floor offers two additional double bedrooms with a convenient jack 'n' jill en suite

## LOCATION

bathroom, making it ideal for families and guests.

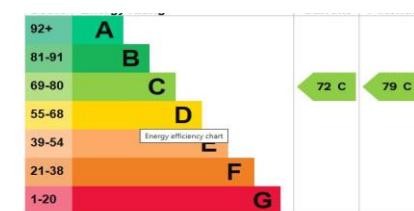
**Rear Garden** Outside, the garden to the rear is enclosed, providing privacy and safety for children and pets to enjoy the outdoors. This is an easy to maintain area with central lawn and decking to the rear.

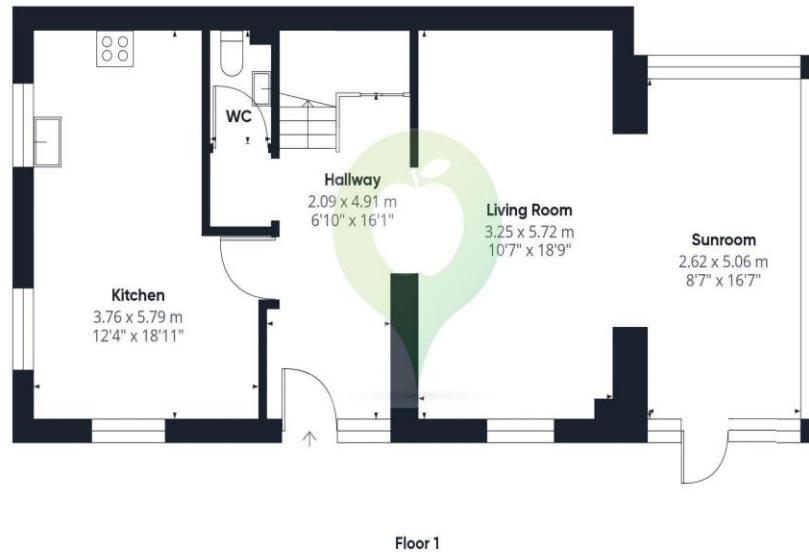
**Parking** Parking is a breeze with space to the side under the arch which also provides easy covered access to the house interior, further parking is available beyond the gate.

### Material Information

- Council Tax Band: F
- EPC Rating: C
- Gas Fired Central Heating.
- The Boiler is approx. 3 years old and has been regularly serviced.
- The property sits within the Stoke sub Hamdon Conservation area.
- There is a TPO (Tree Protection Order) to the rear. This particular tree was replaced about 7 years ago by the previous owner.
- Gigaclear Broadband is available in the area.
- Double glazing has been updated in many of the windows with new units.

**Directions** From our offices in the Duchy of Cornwall North Street Workshops, head North on North Street. If you are walking, take the 2nd right which is up a slight slope into Brocks Mount. The property will be on your right hand side and one of our local team will be there to greet you and show you around.





Approximate total area<sup>(a)</sup>

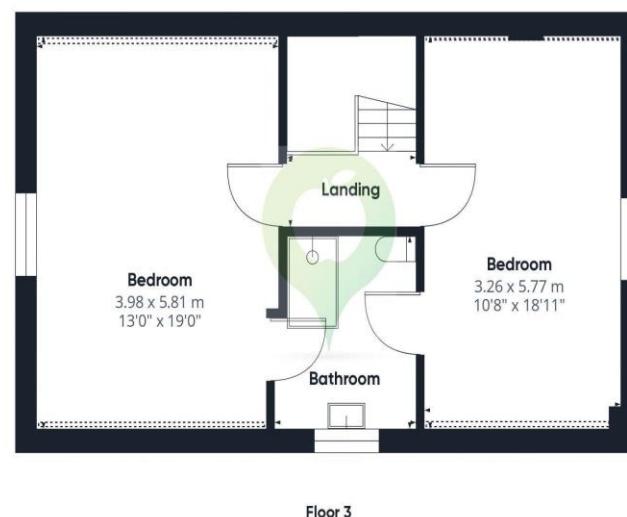
176.04 m<sup>2</sup>

1894.89 ft<sup>2</sup>

Reduced headroom

1.28 m<sup>2</sup>

13.75 ft<sup>2</sup>



Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

01460 477977 or 01935 277977



[www.orchardsestates.com](http://www.orchardsestates.com)

Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

**ORCHARDS**  
ESTATES

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.