



ENGLISH HOMES

Millbrook, Field Road,  
Langport, Somerset, TA10 9SW



A 4/5 bedroom detached property which oozes character and architectural design located in approx. an acre of grounds conveniently situated in a tucked away position yet being close to all local amenities. The current owner has transformed the garden area, with the side garden being ideal for children to play safely and a South facing garden. The property is well proportioned and flexible in its usage with a number of principle rooms being South facing bright rooms, all facing onto the garden. There is a newly fitted kitchen and shower room. The property is energy efficient with a number of measures being undertaken since the energy performance certificate being issued including an electric air source pump together with solar panels.

Guide Price £925,000

EPC rated C



#### Accommodation:

A uPVC front door opens into a porch with one window to the side and a door that gives access to:

**Hall:** Stairs rise to the first floor with a storage cupboard underneath, two windows to the front and doors lead off to the principal reception rooms.

#### Shower Room: 8' 5" x 5' 10" (2.56m x 1.78m)

Front aspect opaque uPVC double glazed window, double shower cubicle with waterfall shower, vanity unit with tiles to splash prone areas, heated towel rail, tiled floor, shaver point, inset spot lights, extractor fan, door to:

**Cloakroom:** Side aspect opaque uPVC double glazed window, low level dual flush W.C, tiled floor, inset spot lights.

#### Bedroom 5/ Drawing Room: 16' 11" x 13' 11" (5.15m x 4.24m)

Two full length uPVC double glazed windows to rear, side aspect uPVC double glazed window, radiator, coving.

#### Dining Room: 14' 8" x 11' 11" (4.46m x 3.64m)

Rear aspect uPVC double glazed full length bay window, radiator, coving.

#### Living Room: 16' 10" x 13' 11" (5.14m x 4.24m)

2 rear aspect uPVC double glazed windows, side aspect uPVC double glazed window, fireplace with gas stove, marble hearth and mantel, television point, coving.

#### Kitchen/Breakfast Room: 19' 11" x 11' 7" (6.07m x 3.54m)

Front and side aspect uPVC double glazed windows, sink and drainer with mixer taps, Quooker instant hot water tap, a range of low level and wall mounted kitchen units with marble effect roll top work surfaces and breakfast bar, integrated fridge and freezer, larder style cupboard, display cabinet, pelmet lighting, radiator, floor heater, integrated dish washer, Neff halogen hob with concealed extractor fan over, built in Neff oven, grill and microwave, tiled flooring, inset spot lights, doors through to:

#### Utility: 13' 4" x 8' 5" (4.06m x 2.56m) Maximum measurement

Side aspect opaque uPVC double glazed window, Belfast sink, space and plumbing for washing machine and tumble dryer, marble effect roll top work surfaces, tiled splash backs, larder cupboard, radiator, boiler with heat source air pump, opaque uPVC double glazed door to the outside.

#### Conservatory/Family Room 22' 7" x 21' 0" (6.89m x 6.41m)

Maximum measurements. Brick based uPVC double glazed conservatory, radiator, tiled flooring, television points, wood

burner with slate hearth, extractor fan, uPVC double glazed French doors into the garden.

#### First Floor Landing:

Front aspect uPVC double glazed window, radiator, built in cupboards, doors leading off to:

#### Bedroom 1 16' 10" x 13' 10" (5.13m x 4.22m)

Rear and side aspect double glazed windows, radiators, coving, built in cupboards.

#### En-Suite:

3 front aspect opaque uPVC double glazed windows, bath with side panel, mixer taps and wall mounted shower attachments, vanity wash hand basin with mixer taps, shower cubicle, low level toilet, radiator, heated towel rail, wall mounted heater, laminate flooring.

#### Bedroom 2: 13' 1" x 12' 3" (3.98m x 3.74m)

Front and side aspect uPVC double glazed windows, radiator, coving.

#### En-Suite:

Side aspect opaque uPVC double glazed window, shower cubicle with Mira sport shower, pedestal wash hand basin, low level toilet, radiator, laminate flooring, extractor fan, wall mounted strip light and shaver point, tiled splash backs.

#### Dressing Room:

Rear aspect window and double wardrobe.

#### Bedroom 3: 16' 11" x 13' 11" (5.15m x 4.23m)

2 rear aspect uPVC double glazed windows, side aspect uPVC double glazed window, radiators, cupboard, radiator, coving.

#### Bedroom 4: 14' 8" x 11' 11" (4.46m x 3.64m)

Maximum measurements. Rear aspect uPVC double glazed bay window, radiator, coving, built in double wardrobe.

#### Shower Room:

Side aspect opaque uPVC double glazed window, shower cubicle with Mira sport shower, pedestal wash hand basin, low level toilet, heated towel rail, tiled splash backs, laminate flooring, loft hatch access, extractor fan.

#### Parking & Garage: 20' 4" x 11' 3" (6.20m x 3.44m)

A sweeping driveway leads to the garage and provides off road parking for numerous vehicles. The garage has a roller ball door, rear aspect opaque uPVC double glazed window, power, lighting, with storage space above.





#### Gardens:

The garden sits in approx an acre and is a true delight to this property with the current owners providing a complete transformation to the gardens. The South garden is laid mainly to lawn with hedgerow frontage, well stocked borders including a variety of roses and dahlias. There is a decorative gravelled path under an attractive trellis with a number of creepers adorning it. To the side is a gravelled area with a pergola. The garden stretches further to the side with a crazy paved patio with slate chippings. This well landscaped garden has a variety of firs, palm trees and budlea. There is a central chipping area which currently has children's climbing frame in situ. There are further beds with a variety of trees including plum trees and mature firs. There is a garden shed with 3 water butts. There are a number of outbuildings within the grounds.

#### Green House: 21' 10" x 8' 0" (6.66m x 2.45m)

uPVC double glazed windows to the rear and side, wooden door provides access, opaque uPVC double glazed door leads to the side.

#### Tool Shed: 9' 1" x 6' 0" (2.76m x 1.84m)

Front aspect opaque uPVC double glazed window, power and lighting.

#### Potting Shed: 11' 3" x 6' 0" (3.43m x 1.83m)

Wooden door provides access, side aspect opaque window, ceiling light.

#### Outside W.C.

Wooden door provides access, side aspect opaque uPVC double glazed window, low level toilet, wall mounted wash hand basin, ceiling light.

#### Outbuildings:

There is a further wood store and also storage cupboard.

#### Directions:

From the Langport office turn right out of the car park, continue out of Langport until you reach the round-a-bout near Kelways, take the fourth exit on to Field Road and then the property will be located a short distance on the left hand side denoted by an English Homes For Sale board.



#### Amenities:

Huish Episcopi is less than one mile from the town of Langport which has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well-known Huish Academy and Sixth Form. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

#### VIEWINGS STRICTLY BY APPOINTMENT:

VIEWINGS BY APPOINTMENT Langport Office 01458 252530 sales@english-homes.co.uk Disclaimers: Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

APPROX. INTERNAL FLOOR AREA EXCLUDES OUTBUILDINGS BUT INCLUDES GARAGE.

TOTAL FLOOR AREA : 3366sq.ft. (312.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.









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