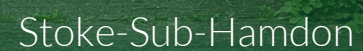


The logo for Symonds & Sampson is located in the top center of the image. It consists of the company name in a white, sans-serif font, with the ampersand in a smaller size. The text is set against a dark green rectangular background that has a thin yellow horizontal line at its bottom edge.

Symonds
& Sampson

The main title of the property listing is 'Bonnie's Lane', written in a large, white, serif font. It is positioned in the lower third of the image, centered horizontally. The text is overlaid on a dark green gradient that covers the bottom portion of the photograph.

Bonnie's Lane

The location of the property is 'Stoke-Sub-Hamdon', written in a smaller, white, sans-serif font. It is positioned directly below the main title, centered horizontally, and is also overlaid on the dark green gradient.

Stoke-Sub-Hamdon

Bonnies Lane

Stoke-Sub-Hamdon
TA14 6RG

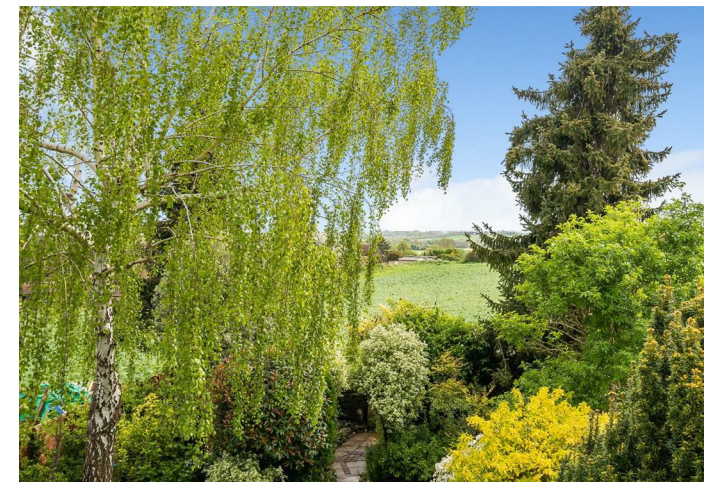


- Detached House
- Edge of Village Location
- Lovely Rear Garden Backing onto Fields
 - Off Road Parking
 - 4 Bedrooms
 - 2 Bathrooms
 - Sitting Room
- Separate Dining Room
- Conservatory/Garden Room
- Kitchen/Breakfast Room

Guide Price £385,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE PROPERTY

A detached property nestling on the edge of the village adjoining open fields to the rear. The accommodation comprises an entrance hall, sitting room, separate dining room, kitchen/breakfast room, conservatory/garden room overlooking the lovely rear garden, first-floor landing, four bedrooms, en suite and a family bathroom together with a large loft space. Features include porcelain tiling to the dining room, tiled floor to the kitchen, a fireplace with fitted inset fire in the sitting room and of course a beautiful garden and lovely location.

SITUATION

The village of Stoke-sub-Hamdon offers a variety of amenities including a number of public houses, coffee shops, hairdressers, a veterinary practice, a doctors and dentists practice and two pharmacies. Together with well-respected local primary and secondary schools the village surroundings and Ham Hill are known for being a "dog-walking Mecca" making the village a much-sought place to live.

The village takes its name from Ham Hill which is a Geological Site of Scientific Interest with historical records of settlements at Ham Hill and Stoke-sub-Hamdon stretching back to the Bronze Age.

The property is located just outside the conservation area and has excellent access to the A303 trunk road and market towns of Yeovil and Crewkerne being within easy reach. Walking opportunities are in abundance with Monarchs Way and The Liberty Trail starting at Ham Hill Country Park.

OUTSIDE

To the front of the property is a driveway providing off-road parking together with a front garden area providing a pleasant area for seating/table and chairs.

The rear garden is abundant with mature specimen trees, shrubs, bushes and flowers together with a decking area, lawned garden and pathway leading to a small "secret" seating area, garden shed and stone walling to the rear boundary which adjoins open fields.

DIRECTIONS

What3words: ///ounce.hill.labels

SERVICES

Mains water, electricity, drainage and gas. Gas-fired central heating via radiators.

Broadband - Ultrafast broadband is available. Mobile signal/coverage - Available both indoors and outside - For

an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

AGENTS NOTES

Flood Risk: The area around Bonway, 7 Bonnies Lane, Stoke-sub-hamdon, TA14 6RG has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

Planning Applications in the vicinity: We are not aware of any current planning applications which would affect this property.

Council Tax Band: E Council Tax Annual Charge (2024/25): £2730.33



Energy Efficiency Rating		Current	Target
Minimum Energy Efficacy Class (MEES) - lower ratings only			
A	B		
C	D		
E	F	72	
G	H	57	
I	J		
K	L		
Minimum Energy Efficacy Class (MEES) - higher ratings only			
England & Wales			

Bonnies Lane, Stoke-Sub-Hamdon

Approximate Area = 1468 sq ft / 136.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1118645



YEO/JS/04.09.2024



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson, 2 Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT