

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



Peaches Cottage, Milton, Martock, TA12 6AL



### About the Property

Built in 1907, Peaches Cottage is a beautifully presented country property offering a wealth of character features within light & airy accommodation. Located within a quiet and picturesque, rural hamlet, the property has been sympathetically extended to the rear and side. Offering three double bedrooms, three reception areas and a well stocked and maintained garden.

Accessing the property from the side via a stable door, is a useful utility/boot room, providing plenty of space for coats and muddy boots. This, leads into the inner hall from where all the accommodation can be accessed and where a convenient cloakroom is located.

To the left there is a well-equipped kitchen fitted with a range of wooden, shaker dresser style wall and base units, complemented with either attractive marble or wooden worktops and traditional Belfast sink. There is a range style cooker inset to the chimney breast with Oak mantel beam above. The room has plenty of natural light, and is spacious enough to easily accommodate a breakfast table & chairs.

Adjoining, is a beautiful sitting room with wood burning stove with local hamstone surround providing a warm and cosy ambience. This characterful space showcases some of the period features within the home with exposed wooden beams and sash window.

Across the hall is a superb and spacious dual aspect dining room, comfortably accommodating a dining alongside freestanding furniture.

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A useful study area adjoins the dining room creating the perfect place to work from home. Double doors allow direct access to the landscaped garden beyond and provide the room with a light and airy aspect.

The bright and spacious landing area features a stone wall and leads to three generous double bedrooms. The primary bedroom is located at the rear of the property and has exposed beams with beautiful views across the garden.

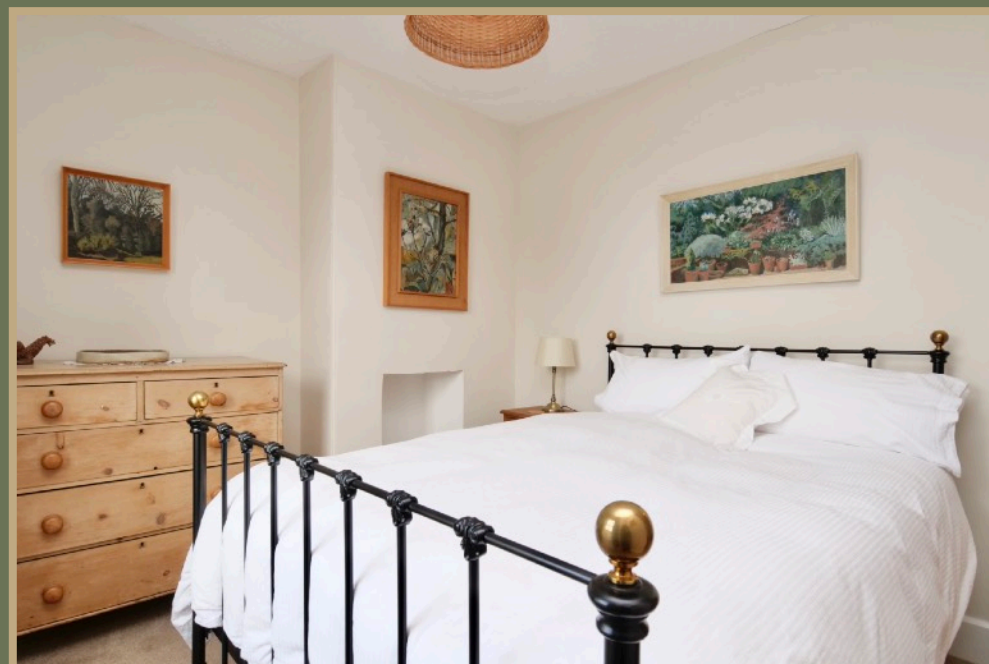
Two further bedrooms are located to the front of the property both retaining chimney breasts and fireplace openings.

All bedrooms are serviced by a newly renovated separate bathroom and shower room. Both have been recently completed to to a high specification with underfloor heating, heated towel rails, basin, toilet and either a bath, or walk in shower.

### **Outside**

The property is bordered by stone built walls with a path leading to the front elevation of the cottage. To the side, there is a large gated, gravelled driveway providing off street parking for multiple vehicles, this leads to a detached single garage with power and lighting, enabling to also be used as a workshop.

The private and enclosed garden is mostly laid to lawn and bordered by mature shrubs and fencing. A gardeners delight this stunning space offers a many mature plants, trees and shrubs, whilst a stone pathway leads through the garden to a greenhouse, grow-house, composting area, outdoor sink and raised flowerbeds. A patio providing the perfect space for sunny Al-Fresco dining adjoins the property.





***About the area***

Peaches Cottage is located in a peaceful, rural location within the hamlet of Milton which lies in the picturesque, open Somerset countryside. Nearby villages with amenities include Martock and Tintinhull, with a more comprehensive range of amenities available in nearby Yeovil (approximately 7 miles) and Illminster (approximately 8 miles) There is a good selection of both private and state schools within the locality including Huish Episcopi secondary & sixth form, Sherborne School, Leweston, King's Bruton, Hazelgrove, and Millfield Prep & Secondary. The property enjoys excellent communications with the A303 which is approximately 2 miles to the south and the A37 Yeovil/Bristol road within 6 miles.

Mainline railway stations are located in Yeovil and Sherborne with a regular service to London/Waterloo or Exeter, and at Castle Cary with a service to London/Paddington.

**Useful Information**

Postcode - TA12 6AL

**Services**

Mains Water - mains electricity, private drainage, oil fired central heating

Tenure: - Freehold

Energy Performance Rating: - D

Council Tax Band: - E



**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

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