



## HIGH RIDGE HOUSE HIGHER CHILLINGTON

Ilminster, TA19 0PT

Offers Over £1,100,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A unique opportunity to purchase this reverse living home surrounded by beautiful countryside set over 315sqm. The accommodation is flexible but offers four bedrooms, three reception rooms, four bathrooms and three cloakrooms. Outside the gardens wrap around the property, approximately one and a half acres and there is a large gated driveway which leads to the double garage. One to view with no onward chain.

## Situation

The hamlet of Higher Chillington is set in delightful countryside and nestles at the foot of Windwhistle Hill with far reaching country views. It comprises a number of individual properties and is half a mile from the village of Lower Chillington with its historic church. The A30 is half a mile and the Windwhistle Inn three quarter of a mile. Crewkerne is near by and is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities.

## Local Authority

South Somerset Council Tax Band: F  
 Tenure: Freehold  
 EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

20'6 × 9'1 (6.25m × 2.77m)

Storage cupboard, cloaks cupboard and stairs rising to the first floor.

## Bedroom

13'6 × 12'3 (4.11m × 3.73m)

With a french doors and window to the front aspect, radiator, telephone and television point.

## Ensuite

Suite comprising double shower cubicle, low level WC, wash hand basin, towel rail, extractor fan, dimplex heater and tiling to all splash prone areas.

## Cloakroom

With a window to the front aspect, wash hand basin with tiled splashbacks, space for low level WC, radiator.

## Boiler Room

Cupboard housing the oil fired central heating boiler and water tank, wall and base units with work surfaces over, sink/drainers, space for washing machine and tumble dryer, radiator, understairs storage cupboard.

## Store Room

15'11 × 5'6 (4.85m × 1.68m)

Built in storage cupboards, wine shelving, tiled floor and a radiator.

## Laundry Room

12'5 × 8'8 (3.78m × 2.64m)

With windows and a door to the front aspect, wall and base units, sink/drainers, plumbing for washing machine, radiator and access to the loft.

## Guest Suite

16'2 × 12'9 (4.93m × 3.89m)

With windows to the front and side aspects, built in wardrobes, telephone and television points, radiator.

## Ensuite

With a window to the front aspect. Suite comprising bath with shower over, low level WC, wash hand basin, radiator, shaver point, extractor fan and tiling to all splash prone areas.

## First Floor Landing

Galleried landing, feature arch and a radiator.

## Sitting Room

28 max × 19'10 max (8.53m max × 6.05m max)

L-shaped (narrowing to 13'02) High level windows to the rear and patio doors to the front aspect opening onto the balcony. Marble open fireplace, bookshelves, television and telephone points, storage cupboards, radiator.

## Breakfast Room area

17'2 × 7'11 (5.23m × 2.41m)

With a window to the front aspect, shelving, wall and base units, spotlights, radiator and an archway into:

## Kitchen

17'5 × 12'11 (5.31m × 3.94m)

With windows to the front and side aspects, spectacular views and a door to the rear opening out onto the patio. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Central island with cupboards and work surfaces over. Integrated two single ovens, dishwasher, double fridge, under counter freezer, ceramic hob, pantry fridge, separate twin ring induction hob, stainless steel effect extractor hood. Two and a half bowl stainless steel sink/drainers, corner units, heated towel rail and tiling to all splash prone areas. spectacular views, access to the loft.

## Boot Room

9'11 × 7'8 (3.02m × 2.34m)

With a window and door to the side aspect. Wall and base units, work surfaces, space for fridge, loft access.

# PROPERTY DESCRIPTION

## Dining Room

15'5 × 10'11 (4.70m × 3.33m)

With a window to the side aspect, coving, wall lights, television points and a radiator.

## Cloakroom

Suite comprising low level WC, wash hand basin with tiled splashbacks, under stairs storage cupboard and a wall mounted fan heater.

## Landing

With feature arch, shelving and wall lights.

## Master Suite

15'4 × 13'10 (4.67m × 4.22m)

Floor to ceiling window to the side, television and telephone points, coving and a radiator.

## Dressing Room

7'6 × 8'05 into wardrobes (2.29m × 2.57m into wardrobes)

With a window to the rear aspect, ample built in wardrobes and a sink with tiled splash backs.

## Ensuite

15 × 8'08 (4.57m × 2.64m)

With windows to the side and rear aspects. Suite comprising panelled bath, low level WC, large corner shower unit, bidet, wash hand basin with vanity storage, heated towel rail, radiator, wall lights, shaver point, airing cupboard and tiling to all splash prone areas.

## Inner Hall

With a window to the front aspect, airing cupboard with shelving and a radiator.

## Bedroom

13'10 × 8'2 (4.22m × 2.49m)

With windows to the front and side aspects, fitted wardrobe, television point, wall lights and a radiator.

## Bathroom

With a window to the rear aspect, suite comprising bath with shower over, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas. Access to the loft.

## Cloakroom

With a window to the side aspect, low level WC, wash hand basin and a radiator.

## Outside

Feature gardens with lawned and wooded areas, water features and seating terraces with views. Long driveway with a cattle grid and gates and flower and shrub borders. The drive and gardens have lighting throughout and there is a gravelled courtyard in front of the double garage providing extra parking.

## Double Garage

24 × 19'10 (7.32m × 6.05m)

Two electric up and over doors, rear double doors, light and power.

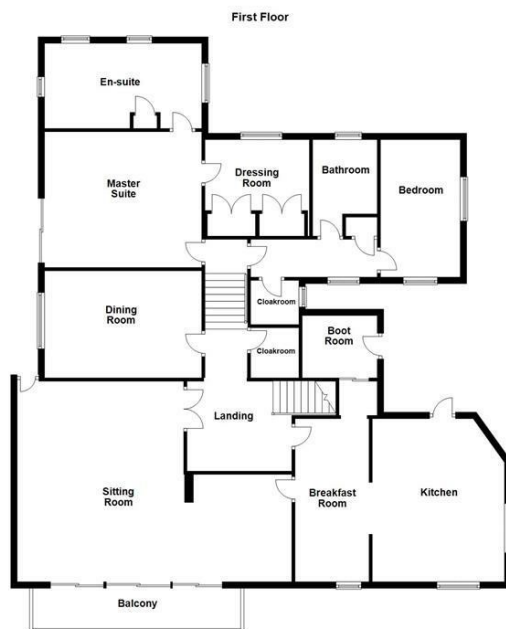
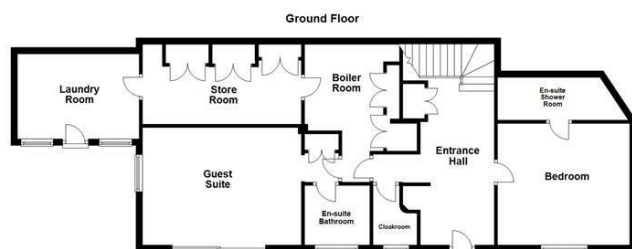
## Agents Note

Council Tax Band - F. Mains Electricity. Private water supply and septic tank. Oil fired central heating.









SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.  
Plan produced using PlanIt3D.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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### IMPORTANT NOTICE

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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