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Vicary & Co
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Estate Agents & Valuers
Residential - Commercial - Rural







Mill View Cottage Mill Lane, Misterton, South Somerset, TA18 7RZ

Guide Price £695,000



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Located close to the charming village of Misterton, Crewkerne, this newly built attached house on Mill Lane offers a delightful blend of modern living and rural tranquillity. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space for guests or a home office. Upon entering, you are welcomed into a bright and airy reception room, ideal for both relaxation and entertaining. The contemporary design ensures that the space is both functional and stylish, making it a wonderful place to unwind after a long day. The property boasts two bathrooms, providing convenience for busy mornings and ensuring that everyone has their own space. The property offers a degree of flexibility allowing the buyer to personalise the finishing touches.





Property Details

- Exceptional bespoke home
- Kitchen/dining room
- Bedroom 2 with en suite
- Double garage
- Sitting room
- Master bedroom with en suite
- 2 further bedrooms
- Gardens

Set within its own private plot in this exclusive development, the property benefits from a generous rear garden, private parking and a double garage. Combining an enviable setting with thoughtful design and the opportunity to personalise key elements, including the kitchen, bathrooms, colour schemes and floor coverings, this is a particularly appealing opportunity to create a home that reflects your own style and taste.

LOCATION
Misterton is a well-regarded village set within the attractive countryside of South Somerset, close to the Dorset border. The village has a good range of local amenities, including a public house, parish church, village hall, garage and filling station, tennis club and railway station on the Exeter–Waterloo line.

The surrounding countryside is particularly appealing, with a network of footpaths and bridleways providing ample opportunity for walking, riding and enjoying the landscape.

The market town of Crewkerne is approximately two miles away and offers a good range of independent and high street shops, together with Waitrose and Lidl supermarkets, cafés, restaurants and public houses. The town also provides a library and leisure centre with swimming pool, while its mainline railway station offers direct services to London Waterloo in approximately two and a half hours, Salisbury in around one hour and Exeter in approximately 50 minutes.

Yeovil, just over nine miles away, provides a wider range of commercial and leisure facilities, including major supermarkets, retail parks, theatre, cinema, bowling, leisure facilities and a large hospital.

The county town of Taunton and the cathedral cities of Exeter and Wells are all within comfortable reach, offering an extensive choice of shopping, restaurants, cultural attractions and leisure pursuits. Bath and Bristol can both be reached in approximately 90 minutes by car.

The Jurassic Coast, with its beautiful beaches, dramatic coastline and celebrated coastal walking routes, is also readily accessible, approximately 30 minutes away.

SPORTING & RECREATION
The surrounding countryside of Somerset and Dorset offers an exceptional variety of landscapes, from the open expanses of the Somerset Levels to the rolling countryside of the Blackdown and Quantock Hills, and the more dramatic scenery of West Dorset.

The area is particularly well suited to those who enjoy outdoor pursuits, with numerous footpaths and bridleways providing excellent walking and riding. Further sporting opportunities include cricket at the County Ground in Taunton, racing at Taunton, Exeter and Wincanton, and golf at Cricket St Thomas, Taunton and Yeovil.

Crewkerne also has an active sporting community, with two established bowling clubs alongside rugby, football and cricket clubs.

EDUCATION
Misterton has its own First School, with a further choice of state and church primary schools in the surrounding area. Secondary education is available at Wadham School in Crewkerne.

For independent education, Perrott Hill Preparatory School at North Perrott is just over three miles away. Other well-known schools within the wider area include the Sherborne schools, Leweston, Bruton, Millfield, Hazelgrove, Bryanston and Milton Abbey.

PROPERTY INFORMATION
Services

Mains electricity and water. Private drainage. Air source heat pump. Integrated solar panels.

Warranty

The property benefits from an ICW 10-year structural warranty.

Local Authority

Somerset Council
Telephone: 0300 123 2224

Tenure

Freehold, with vacant possession upon completion.

Viewings

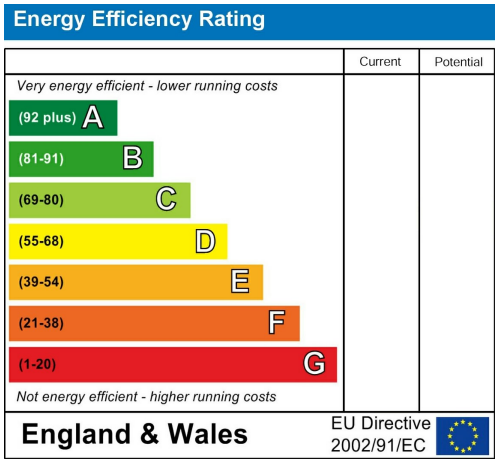
Strictly by appointment through Vicary & Co.

Directions

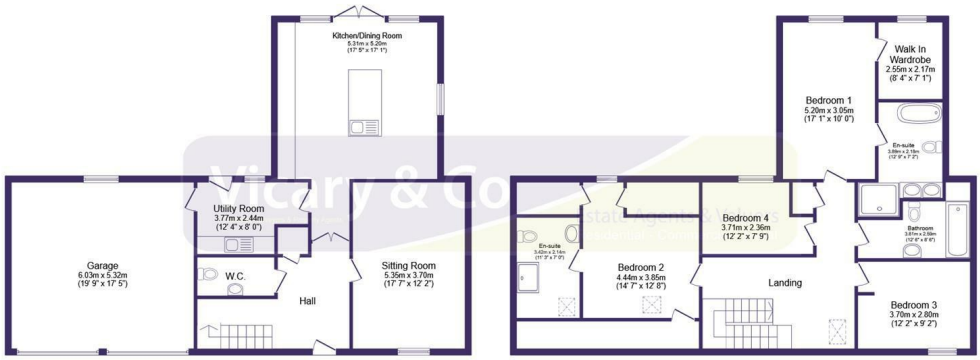
For satellite navigation, please use What3Words: ///cove.sparkles.purest

From the A356 in Misterton, turn into Silver Street, opposite the primary school. Proceed beneath the railway bridge and immediately bear left into Mill Lane. Continue along this single-track lane to the end, where the Mill Farm development will be found.
For further information, please contact Vicary & Co for a full schedule of specifications.





Mill Lane, Misterton, Crewkerne



Total floor area: 232.5 sq.m. (2,502 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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