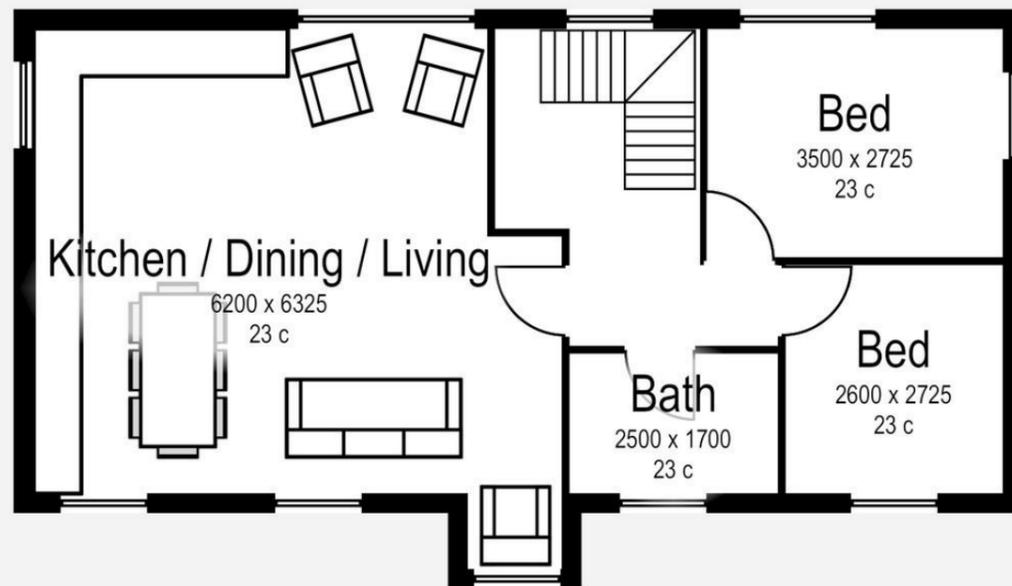
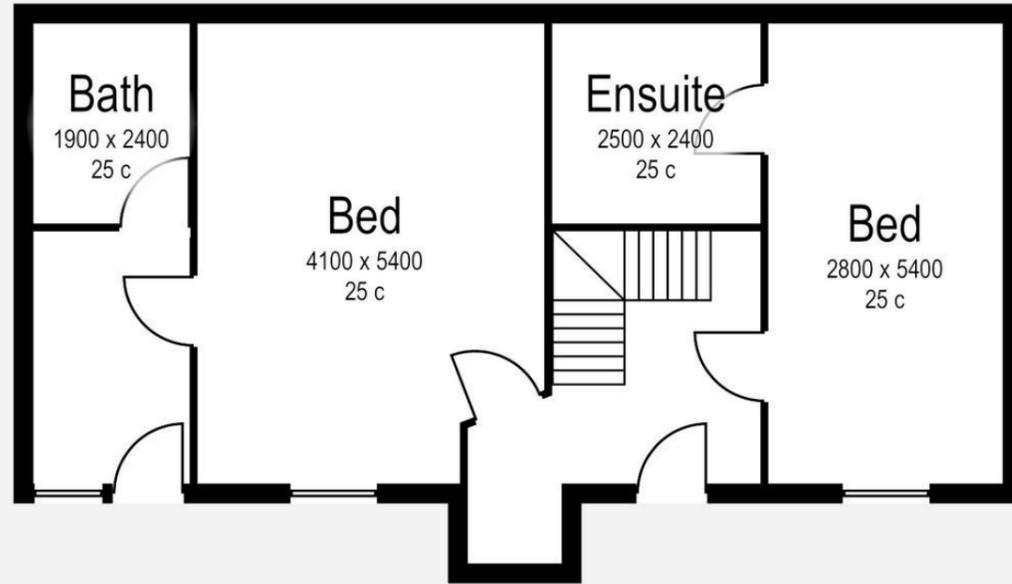




Property Location

Set in the rolling South Somerset countryside to the south of the market town of Yeovil, Aldon House is a dog-walkers' delight, set in its own grounds, surrounding estate parkland and nearby Nine Springs Country Park. The epitome of countryside living! Yeovil itself enjoys the benefits of all major towns such as theatre, cinema, numerous restaurants and shopping centre.



The Property
Ambudsman

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Aldon House, Yeovil

Asking Price Of £550,000



7 Aldon House
Dorchester Road
Yeovil
BA20 2RH

Key features:

- Unique Period Property
- Gas Central Heating
- High Quality Finish
- Countryside Views
- Courtyard Garden
- Grand and Individual
- Communal Grounds
- Garage
- Parking



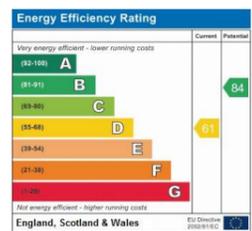
Why you'll like it

STUNNING opportunity to purchase this highly unique and characterful grade II listed period 4-bedroom house which forms part of Aldon House nestled in the rolling hills of South Somerset just outside of the market town of Yeovil. Built from local stone forming part of the ancillary buildings to the main house, number 7 includes the grand clock tower and benefits from a shared freehold of the properties as a whole including beautiful communal grounds surrounding the buildings. With the accommodation 'upside-down' there are two large en suite bedrooms on the ground floor, two further bedrooms and the large open-plan living space on the first floor. Outside there is a private courtyard garden together with garage and parking and then the communal grounds surrounding the property.

ENTRANCE HALL Arriving at the house through the wrought iron gate and across the gravelled courtyard, the wooden glazed front door opens into the high-ceiling entrance hall on the ground floor. Solid oak flooring and white walls with a single radiator. Doors leading to bedrooms 1 and 2, with stairs rising centrally to the first floor with small cupboard beneath. An alcove provides an area for coats and shoes, plus a further cupboard housing the electricity meter.

BEDROOM ONE 13' 5" x 17' 8" (4.1m x 5.4m) Large double bedroom with en suite bathroom and dressing room. White walls, high ceiling and grey carpet. Two Radiators. Glazed door leading to courtyard garden. Single glazed window to front of house.

DRESSING ROOM Adjacent to the master bedroom is a dressing room similarly appointed with grey carpet



and white painted walls. Glazed obscure glass door to the garden. Radiator. Door way to en suite bathroom.

EN SUITE BATHROOM 6' 2" x 7' 10" (1.9m x 2.4m) With white walls and tiling, and grey carpet, the bathroom benefits from a white WC, basin and bath. Separate shower stall. Large chrome heated towel rail. Extractor fan.

BEDROOM TWO 9' 2" x 17' 8" (2.8m x 5.4m) Good-sized double bedroom with en suite shower room. White walls, high ceilings and grey carpet. Radiator. Single glazed door to garden.

EN SUITE SHOWER ROOM Similarly appointed this en suite shower room has white walls and tiling, with grey carpet. White WC and basin plus shower stall. Chrome heated towel rail. Extractor fan.

STAIRS AND LANDING Rising from the entrance hallway, the stairs rise to the rear and then back again up to the first floor. At the mid-way landing there is a large cupboard housing the modern Worcester boiler and water tank; and a single-glazed shuttered window making the stairs well-lit and airy. White walls and a grey carpet runner to the wooden staircase. The landing gives access to all the upstairs accommodation whilst there is a loft hatch giving access to the void space above.

KITCHEN / DINING / LIVING 20' 4" x 20' 9" (6.2m x 6.325m) The large open-plan living, dining and kitchen space of 7 Aldon House is the heart of the home and lends itself perfectly to family-living. The modern white integrated kitchen is newly installed and benefits from fitted fridge, freezer, dishwasher, electric hob and double oven plus 'handleless' doors and drawers. The oak work-top finishes the look matching seamlessly with the age and style of the property. White / dark grey walls and vinyl-tile flooring continues the modern theme with exposed overhead beams and the 'clock tower' alcove demonstrating the period age of the property. Extremely light and airy with 4 single glazed shuttered windows giving triple-aspect views of the estate. Two radiators.

BEDROOM THREE 11' 5" x 8' 11" (3.5m x 2.725m) Double bedroom with neutral carpet and rose pink walls. Dual-aspect single glazed shuttered windows. Radiator.

BEDROOM FOUR / STUDY 8' 6" x 8' 11" (2.6m x 2.725m) Good-sized single bedroom, also useful as a study or play room, with neutral carpet and light green walls. Single-glazed shuttered window. Radiator.

FAMILY BATHROOM 8' 2" x 5' 6" (2.5m x 1.7m) The first floor bathroom has wood-effect laminate flooring and white walls/tiling. There is a white WC, basin and bath, together with separate shower stall. Single glazed shuttered window. Chrome heated towel rail.

PRIVATE GARDEN Immediately outside of number 7 is the private gravelled courtyard garden. This provides an excellent outside entertaining / dining space plus also a practical area for clothes drying etc.

UTILITY / OUTHOUSE Directly across from the front door is the outhouse which houses the utility space for the house including Belfast sink and plumbing for washing machine / electrics for tumble dryer. Also a useful potting shed or storage area.

GARAGE / PARKING To the right of the gate to the house is the single garage, in a block of two. The residents' parking area is communal with plenty of space for all. There is also plenty of visitor parking at the end of the driveway before passing up to the turning circle of the main house.

COMMUNAL GROUNDS The grounds surrounding Aldon House are by far one of the most attractive features of the property and include a large lawn area, tennis court, green houses and an allotment area. There are numerous large and beautiful trees and areas of wilderness planting. The outlying Aldon estate grounds (not part of Aldon House) and Nine Springs Country Park are just over the wrought iron fences giving limitless options for dog walking.

