



Grade II listed Georgian country house

High Ham, Somerset

Freehold



Entrance hall • Cloak room • Drawing room • Dining room • Family room • Kitchen/breakfast room • Utility room • 5 bedrooms • 2 bathrooms • Triple garage • Two bedroom annexe • Gardens of about 1 acre

Description

The Grange is an attractive 4,100 sq ft detached Georgian country house with spacious and versatile accommodation arranged over two floors. Additionally, there is a linked two bedroom annexe with its own access.

The house boasts period features with sash windows with working shutters, cornice and picture rails, working fireplaces and flagstone floors in places. There are attractive views from most of the first floor windows and views of the garden from the ground floor.

The adjoining annexe can be accessed off the entrance lobby as well as having its own private entrance, and offers a kitchen/breakfast room, sitting room and two bedrooms and a bathroom; this can be used in conjunction with the main home or separated off as a self-contained space.

Outside

The house lies within its established gardens, which amount to about 1 acre. There are two driveways leading into the property with a sweeping gravel driveway to the front and more practical secondary driveway leading around to the rear of the property and to the garage block.

Level lawns surround the home with a number of established shrubs and flowerbeds. There is a walled garden to one corner with productive beds and large lawn area off the kitchen ideal for kicking a ball. The property is fully enclosed by a mixture of walling and established hedges making it relatively private and safe for children and pets. Finally there is easy access to the open countryside ideal for long walks and stunning scenery.





Situation

Situated just off Ham Hill in established gardens and grounds, The Grange is well placed in the village for local amenities. High Ham is a pretty Somerset village with a well performing C of E primary school and active church (St. Andrews).

There is access to open countryside and nearby is the town of Langport. Langport is a small, idyllic and historic Somerset town alongside the River Parrett, with great charm and character. Individual shops remain without large chain outlets other than the useful Tesco's. It has very pleasant and popular cafe/restaurants alongside the river, which is much used by walkers and cyclists as well as the local townspeople.

Somerton, the ancient capital of Wessex is also within a few miles and provides a further range of amenities and facilities including good restaurants.

Communications are excellent via the M5 motorway that links the north and south and the A303 to the east and west.

Nearby Castle Cary provides a fast train link to London Paddington. There is an excellent choice of state and independent schools including Millfield, Sherborne, Bruton, Taunton School, Wells Cathedral School, Huish Episcopi Academy and Sixth Form colleges at both Richard Huish, Taunton and Strode College in Street; Hazlegrove and Leweston are very popular local Preparatory schools.

Sporting facilities include several good golf courses and numerous clubs for a wide variety of sports (cricket, tennis, squash, rugby, soccer, etc.) There are also many cultural, artistic societies and organizations within this very active and friendly community of Somerset.





Directions

The village of High Ham can be approached from the north A361 (Taunton Road) or the south A372. On entering the village with the church on your left the property can be found a little further along on your left taking the second driveway into the home.

General Remarks and Stipulations**Tenure**

Freehold

Services

Mains electricity, water and drainage are connected. Oil fired heating.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

South Somerset Council

Viewings

Strictly by appointment with Savills.





Approximate Area = 387.9 sq m / 4175 sq ft (Including Annexe / Excluding Void)
Including Limited Use Area (1.3 sq m / 14 sq ft)
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Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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