



LITTLE LONDON HOUSE

Fox Glove Cottage, Little London , Oakhill

Guide Price £270,000

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Fox Glove Cottage, Little London , Oakhill

Nestled in the charming village of Oakhill, Somerset, lies Foxglove Cottage, a 19th-century end-terraced gem steeped in history. Originally thought to have been a worker's cottage for a local brewery, this quaint residence exudes character with flagstone floors, ornate wooden doors, exposed ceiling beams, and cosy fireplaces. The ground floor welcomes you with a warm living room featuring a log burner, a dining room, well-equipped kitchen, and potential WC conversion area. Upstairs unveils a beautifully spacious landing with an integrated study, leading to two generous double bedrooms boasting garden views. Outside, a delightful country cottage-style front garden with a south-facing patio and mature fruit trees complements the courtyard at the rear, complete with high walls and a handy storage shed. Situated on a serene street near the vibrant hubs of Shepton Mallet and Midsomer Norton, Oakhill offers a peaceful escape with its scenic surroundings and rich community life.





Hallway

Door to the front aspect with obscure double glazing, cupboard housing the consumer unit, radiator and flagstone floors.

Living Room

3.67m x 3.21m (12'0" x 10'6")

Double glazed window to the front aspect, smoke alarm, fire place with an inset log burner, wooden beam over and stone hearth, fitted shelving, radiator, varnished wooden floorboards, television and telephone points.

Dining Room

3.66m x 2.35m (12'0" x 7'8")

Double glazed window to the front aspect, textured ceiling, radiator and flagstone floors.





Kitchen

4.34m x 2.55m (14'2" x 8'4")

Obscure double glazed door to the courtyard, double glazed window to the rear, opening to the utility room and wooden doors to the stairs and hallway. Recessed spot lights, a range of wall and base units with tiled splash backs, laminate work surfaces with an inset ceramic sink with mixer tap over. There is an integral electric oven, four ring electric hob with an extractor hood over, integral fridge and spaces for a freezer and dishwasher, radiator and wooden floors.

Utility Room

1.38m x 0.88m (4'6" x 2'10")

Open from kitchen into, single glazed windows to the side aspect, laminate work surfaces with space for a washing machine under and wooden floors.

Store/WC

1.2m x 0.89m (3'11" x 2'11")



Landing/Study Area

2.67m x 2m (8'9" x 6'6")

Double glazed window to the side aspect, exposed wooden beam, bespoke fitted wooden desk, radiator and wooden floors.

Bedroom One

3.66m x 3.55m (12'0" x 11'7")

Double glazed window to the front aspect, loft hatch which is partially boarded, radiator and wooden floors.

Bedroom Two

3.66m x 3.27m (12'0" x 10'8")

Double glazed window to the front aspect, radiator and wooden floors.



Bathroom

2.41m x 1.73m (7'10" x 5'8")

Obscure double glazed window to the rear aspect, exposed wooden beam, partially tiled walls, towel radiator and a wooden floor. There is a three piece suite comprising a claw foot roll top bath with shower attachment, pedestal wash hand basin and a low level WC. There is a cupboard with shelving and a wall mounted Remeha boiler.

Rear Courtyard

5.17m max x 2.68m max (16'11" x 8'9") L-Shaped

Enclosed by stone walls with a metal fence over, concrete floor with a storage shed at the end which is used as a log store and has a delivery sluice from above.

Front Garden

Southerly facing and enclosed by Stone walls with a metal gate and central flagstone pathway.





Agents Notes

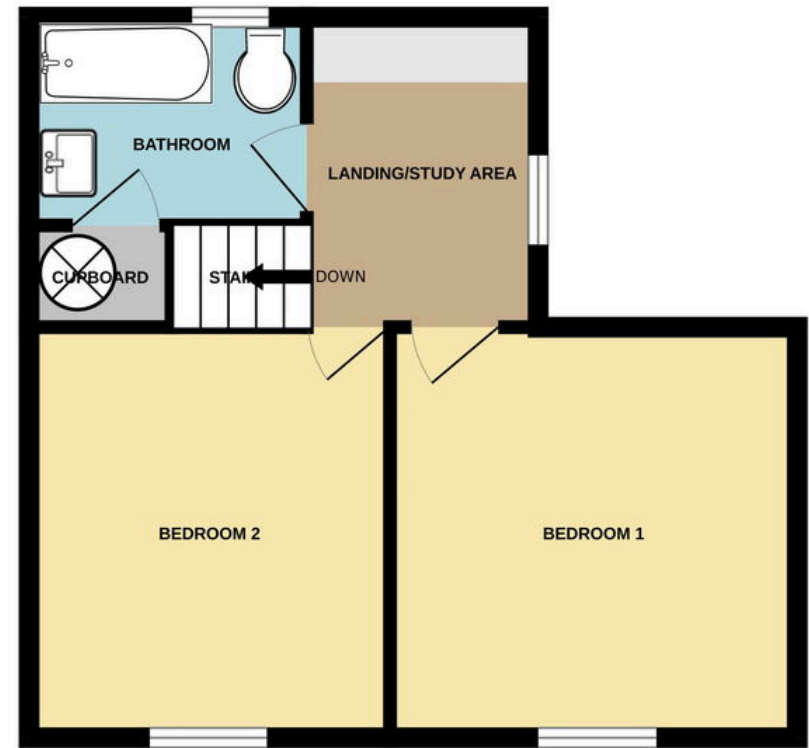


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 861sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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