







Guide Price £375,000

### To View:

Holland & Odam  
3 Farm Road, Street, Somerset

BA16 0BJ

01458 841411  
street@hollandandodam.co.uk



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Energy  
Rating **E**

Council Tax Band  
**E**

### Services

Electric heating, mains water  
and private drainage

### Local Authority

Sedgemoor District Council  
0300 3033888  
sedgemoor.gov.uk

### Tenure

Freehold





## Location

The property is situated in the popular Polden Hill village of Shapwick which is set amidst scenic Somerset countryside. Primary schooling can be found in the neighbouring villages of Catcott and Ashcott and the thriving town of Street is within approximately 5 miles with its sporting and recreational facilities including both indoor and open air swimming pools and Strode Theatre. The nearest M5 motorway interchange at Dunball, Bridgwater is within 8 miles with Bristol, Bath and Taunton 38 and 23 miles distant respectively.

## Description

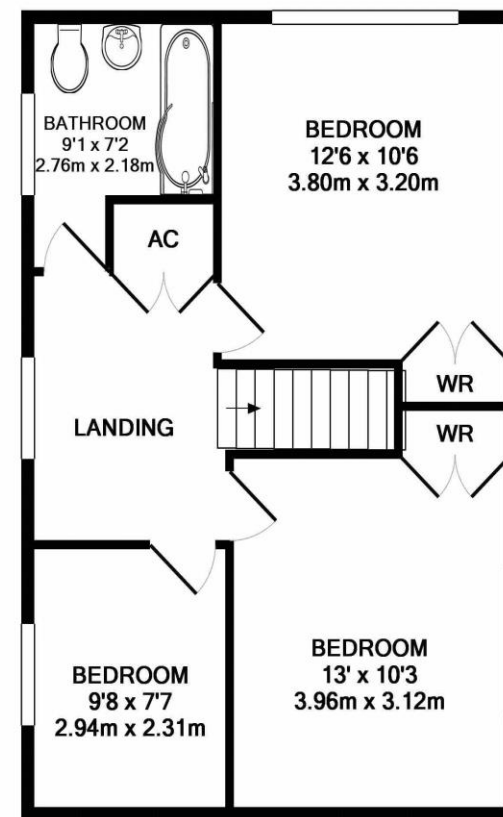
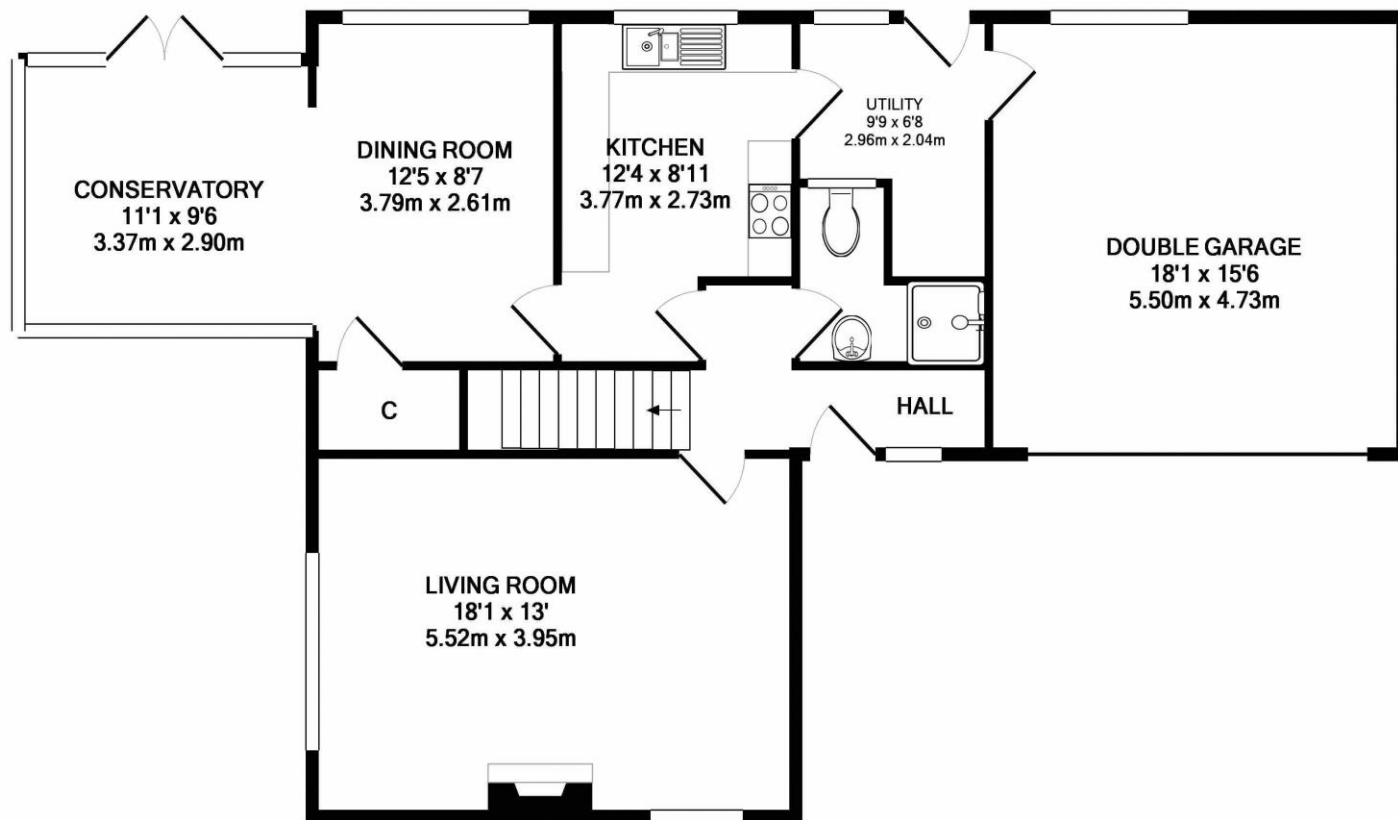
The well proportioned accommodation, whilst already affording comfortable family living space, is prime for extension in more than one direction (subject to planning permission). The house is accessed primarily from the front elevation with entrance door set under a covered storm canopy and giving access to the reception hallway, which in turn has stairs ascending to the first floor and doors leading off to the lounge, cloakroom and kitchen. The wonderfully spacious principal reception room enjoys a dual aspect with windows overlooking the vast front lawn and a reconstituted stone open fireplace to one side. A practical family sized kitchen is fitted with a comprehensive range of wooden units, also incorporating space for automatic appliances and door leading off to a utility room where further space and plumbing is available. An additional reception room adjacent to the kitchen, whilst versatile, does make for an ideal dining room, with further opening at the far end leading onto a masonry built conservatory. This space is south facing, taking in a lovely light and sunny aspect and has doors opening onto the garden patio. A spacious first floor landing gives access to the three bedrooms, all suitable for a double bed and with the master having fitted wardrobes and a pleasant outlook over the cul-de-sac towards the Church opposite. A modern white suite bathroom with shaped bath and electric shower over completes the first floor accommodation.

The house sits within an unusually large corner plot, affording ample opportunity to further enlarge the already spacious accommodation. To the side of the house there is a driveway providing off road parking and access to a double garage, complete with up and over door, power and lighting. The front and rear lawned gardens are expansive, separated centrally by a high level wall that offers much privacy to the rear garden. This area is considered much of a sun trap, south-westerly facing and enjoying sun without obstruction all day round. Established shrub beds and mature trees surround the borders and a timber garden shed and pond are located in opposite corners. A large area of paved patio is an ideal seating spot to enjoy a barbecue of a summers evening.

## Directions

From Street take the A39 towards Bridgwater passing through the villages of Walton and Ashcott. Shortly after passing the Albion Inn on the left, turn right signposted to Shapwick. Continue down the hill negotiating a sharp right hand bend where the road extends into Main Road. Take the left turn into School Lane and Church Close is identified immediately on your right.





TOTAL APPROX. FLOOR AREA 1499 SQ.FT. (139.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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