







Guide Price £500,000

### 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 - G

### Services

LPG Gas Central Heating.  
Mains electric, water and  
drainage.

### Local Authority

Sedgemoor District Council  
0300 303 7800  
Sedgemoor.gov.uk

**Tenure**  
Freehold





## Directions

From Street take the A39 towards Bridgwater. Pass through the villages of Walton and Ashcott and after travelling for approximately 6 miles, turn right signposted to Edington. Drop down the hill and upon reaching the crossroads turn left. Continue for a further mile along Broadway into Chilton Polden and upon reaching the triangle, turn left and left again. Take the next left into Stradling Close.



## Location

The property forms part of a prestigious small development of similar properties at the edge of this sought after Polden village. Situated in an attractive backwater of the village of Chilton Polden which is conveniently located for access to the M5 motorway interchange at Dunball, Bridgwater some 5 miles distant. This Polden Hill village offers local amenities including a pub and Village Hall with a primary school in Catcott and a doctors surgery, Post Office and shop in Edington whilst more comprehensive facilities can be found in Bridgwater to the West and the thriving town of Street to the East. The major centres of Bristol, Taunton and Exeter are within commuting distance.



## Description

A highly desirable and superbly designed five-bedroom detached family residence. Accessed via a tiled storm porch which leads through a vestibule into a large hallway with oak effect flooring. From here stairs rise to the first floor and doors lead off to the cloakroom and most ground floor accommodation. The well-proportioned study is a great working space where the bay window provides lots of light and a pleasant outlook, a similar view can be found in the dining room which can easily accommodate table and chairs, dresser and display furniture. Double doors open into a large lounge which together offers a great entertaining space if desired. Featuring an attractive gas fireplace with marble surround and hearth and wide sliding doors which open onto the terrace giving a delightful aspect over the private garden. The kitchen/family room is both light and airy having French doors opening onto the terrace. A stunning mix of solid granite and oak work top surfaces give it the wow factor. Whilst a range of stylish base, wall, drawer and glazed display units provides ample storage. A desirable central island incorporates both storage and a breakfast bar. Fully fitted with integrated appliances to include two ovens, induction hob, cooker hood, fridge/freezer, wine cooler and dishwasher. Furthermore, there is space for a sofa where you can sit, relax and take advantage of the view over the garden. Continue through to a useful utility room, comprising base and wall units, sink and space for both a washing machine and tumble dryer. Back door into garden and door into the double garage. The landing is a great size with large airing cupboard and loft access. All bedrooms have a pleasant outlook whether that be across the development or over the garden. In the master bedroom, there is an extensive range of fitted bedroom furniture to include wardrobes, drawers and dressing table. It also benefits from an en-suite bathroom. A spacious guest bedroom, also includes an en-suite shower room and is fitted with large built in wardrobes. The third bedroom fitted with a wardrobe can accommodate a king sized bed and freestanding furniture. There are two further bedrooms and a family bathroom.



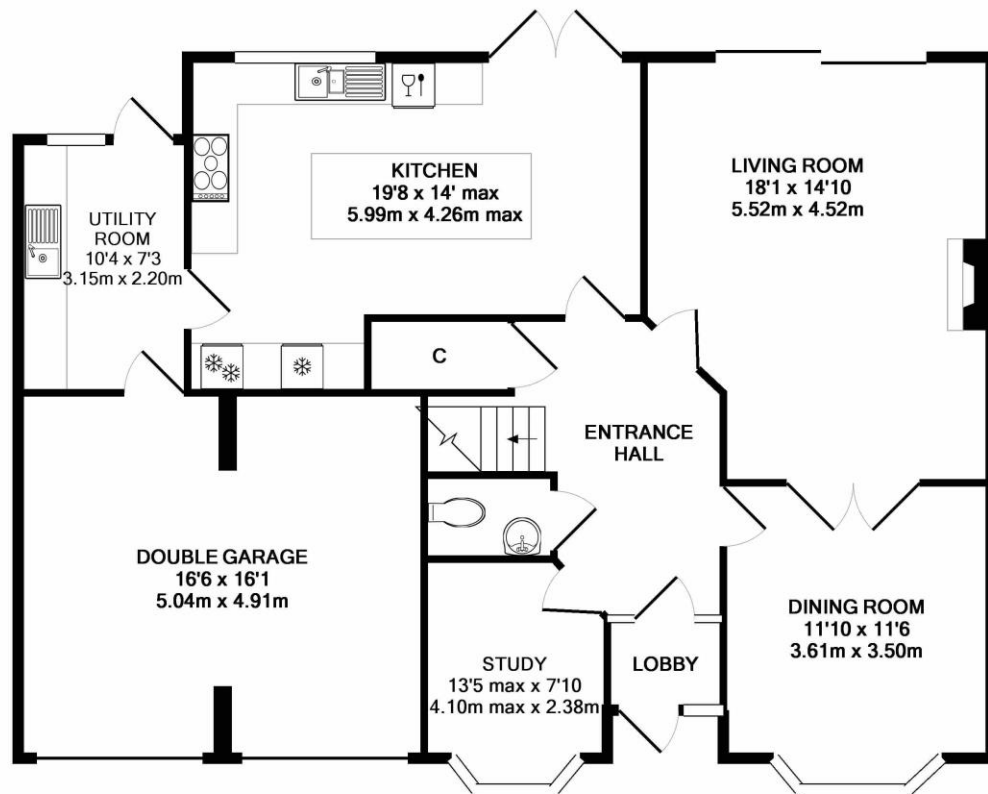


The property has an attractive approach with sweeping block paved driveway providing ample parking and leading to the integral double garage. The generous front garden is laid to lawn with shrub borders, small mature trees, edged with mature hedgerow and walling. A side access gate leads to the rear garden which is fully enclosed providing a sunny position and being both private and peaceful. A beautifully manicured lawn continues around the side of the house where there is a useful garden shed. Well tended shrub borders and a central feature border planted with shrubs, small trees and wrought iron arches make this a wonderful space to spend your time. For those who desire a kitchen garden there is plenty of space to accommodate one. A large terrace extends from the rear elevation, perfect for al fresco dining, BBQ's and making the most of the afternoon and evening sun. Finished off with the good fortune of a double garage which benefits from two electric doors, power, light and a good deal of storage space in the roof.

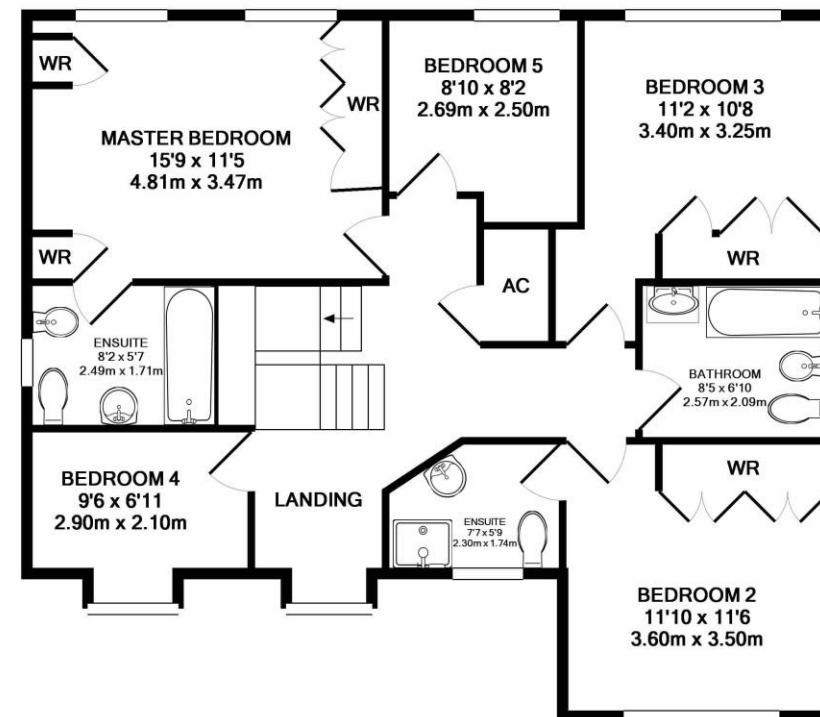


- Attractively appointed detached family residence boasting spacious accommodation throughout
- Situated within a prestigious development of similar properties, located at the edge of this sought after village
- Beautifully manicured gardens that take in a great degree of sunlight throughout the day
- Spacious block paved driveway providing ample parking on the lead up to the integral double garage
- Five well proportioned bedrooms, two with adjoining en-suites
- Beautiful contemporary kitchen with central island breakfast bar





GROUND FLOOR  
APPROX. FLOOR  
AREA 1234 SQ.FT.  
(114.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 912 SQ.FT.  
(84.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2146 SQ.FT. (199.3 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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