



Broadway, Chilton Polden TA7 9EQ

Offers Over £750,000 Freehold

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AND  
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# Broadway Chilton Polden TA7 9EQ

 6  3  2  1.6 acres EPC Exempt

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## Description

This wonderful Georgian era double fronted villa is a fine example of the influence of classical architecture, this being a popular feature in the building of some grand homes in the late 18th to 19th centuries. The property is tucked away amongst mature trees and hedgerow giving a real feel of seclusion and privacy and is accessed from a sweeping driveway, through the substantial gardens, leading across both the front and rear elevations. A wealth of off-road parking is therefore provided. The remainder of the front garden is laid to level lawn with flower bed borders. From the driveway, large lawns extend through the centre of the circa 1.6 acre plot providing a wonderfully secluded area for entertaining and for families with children or pets to roam. A wide variety of mature trees and shrubs enclose the entire plot from the outside world and parts of the grounds are sheltered by a copse. To one corner is a fully enclosed tennis hard court which now requires a degree of overhauling and a swimming pool also now requiring some servicing. A timber pump house is discreetly tucked away within a sheltered area just a few yards from the pool.

A charming feature of these diverse grounds, is the pond and bridge leading towards the former underground bath house (grotto) which at one point would have offered hot water bathing and cold spring fed plunge pool. This is believed to have

been constructed from archaeological relics and fragments from nearby churches for William Straddling, who inhabited the Tower House between 1832-39. Straddling, a well-known antiquarian and collector, is associated with the excavation of Roman settlements and this no doubt inspired his design. A statue, probably taken from a nearby church, can also be found at the bottom of the garden. Sheltered parking or storage is provided finally by the substantial timber framed carport with attached shed to one side and a separate detached shed to the other.

The property itself can be accessed either from front or rear elevations with doorways opening into the main central hallway from either elevation. The impressive front entrance is sheltered by a substantial porch and framed by columns typical of the era, with a six panel timber door opening to a particularly grand reception hallway with flagstone flooring, high ceilings and cornicing. Stairs rise to the fire floor. Doors open to a pantry with fitted shelving and to a utility room, also with flagstone flooring and with space and plumbing for a drainer sink and washing machine. A separate enclosed cloakroom is accessed from here. Flagstone floors continue into the generous study which includes an open fireplace with fitted display cupboards to either side. Large rear facing sash windows have shutters in place and a pleasant aspect across the rear garden also allows for plenty of natural light.

















The impressive living room features a dual aspect, with a side facing door and front facing bay incorporating a large sash window. The high ceilings, picture rails and cornicing, as well as the open fireplace make this a great size reception room for large families and the equally spacious dining room has a grand feel with similarly high ceilings, cornicing and picture rails, large open fireplace with wooden mantle and shelving to either side and front facing sash windows with folding timber shutters. The ground floor accommodation is completed by the light and airy kitchen/breakfast room featuring two rear facing sash windows enjoying wonderful views across the garden, flagstone flooring and a hand crafted wooden kitchen with a wonderful high level fireplace incorporating an oil fired Rayburn. A separate boiler cupboard houses the heating system. Beneath the main stairs, steps lead down to the substantial cellar where there are two large chambers, most likely former food stores, with approximately 6' head clearance providing great storage or potential to convert subject to relevant permission and regs. The separate wine store between the two chambers has fitted racks in place.

The first floor landing enjoys plenty of natural light through the rear facing sash window and features stairs rising to the second floor and a door opening to the family bathroom with flush WC, pedestal

wash basin and bath with mixer tap and shower over. There are four excellent size double bedrooms, one of which has a fitted wardrobe and the master is situated next to a dressing room which has a range of fitted storage. A further bedroom is located next to the separate shower room and as such could function as a guest suite. Three of the bedrooms also feature attractive period style fireplaces.

The second floor has a landing and passageway with doors opening to two excellent size double bedrooms, with a room between providing excellent potential, again as a dressing room or to create ensuite facilities subject to relevant permissions.

Chilton Polden is a popular village nestled within the picturesque Polden Hills enjoying easy access to the A39 and M5. The village has a pub, church and playing field. Primary schooling is provided just a few miles away at Catcott and comprehensive convenience store with sub post office, village hall and health centre in neighbouring Edington. Secondary education is available at Crispin School, Strode College and the renowned Millfield School, all in Street. The village is approximately seven and a half miles from both Street and Bridgwater and six miles from the M5 junction 23. Taunton, Bath and Bristol are commutable and rail links can be found in Bridgwater or Castle Cary.



### Local Information Chilton Polden

**Local Council:** Sedgemoor District Council

**Council Tax Band:** G

**Heating:** Oil fired Central Heating

**Services:** Mains water, drainage and electricity.

**Tenure:** Freehold



#### Motorway Links

- M5



#### Train Links

- Bridgwater
- Castle Cary



#### Nearest Schools

- Catcott Primary School
- Millfield School (private) / Crispin School

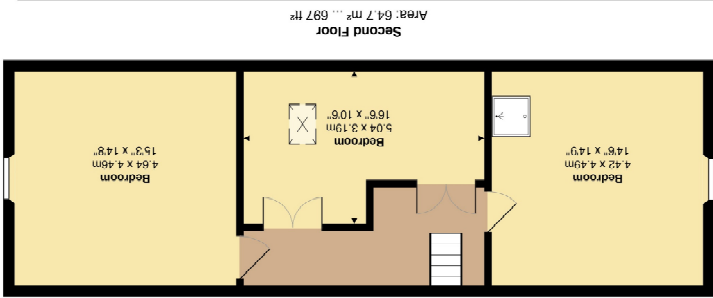
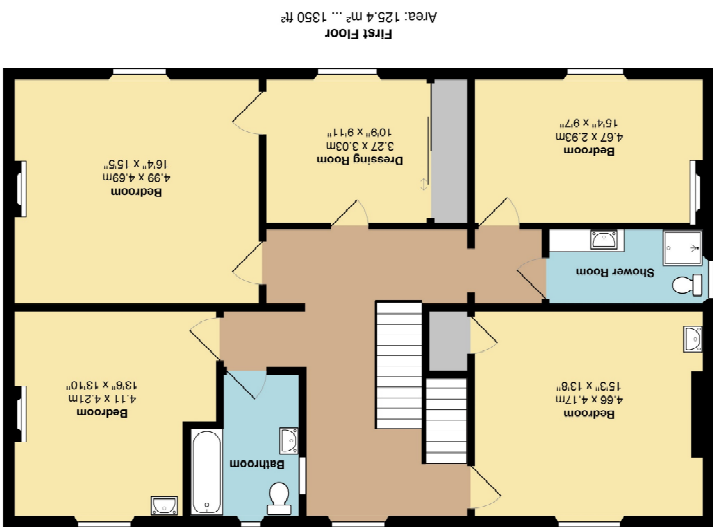
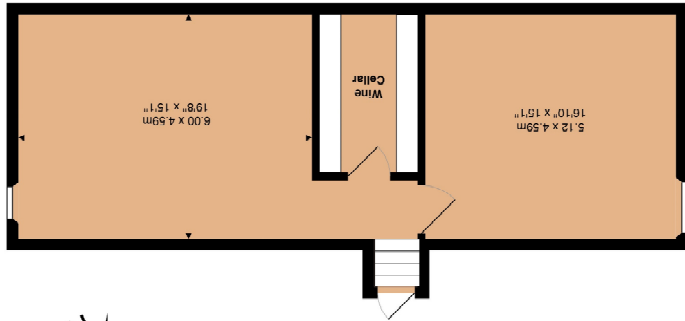
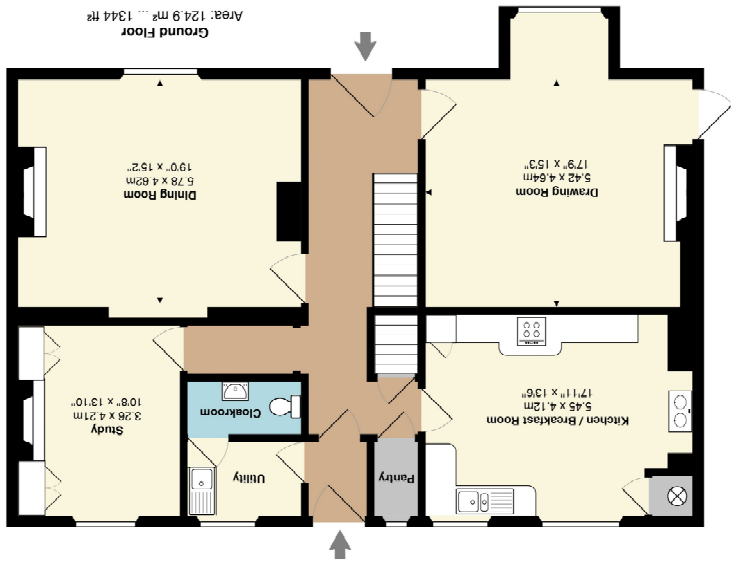


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While every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms, windows, openings and other items are approximate and no guarantee as to their possibility or efficiency is given. All room measurements are maximum dimensions 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 possibility or efficiency is given. This plan is for illustrative purposes only and should not be used as a basis for any contract.

Approximate gross internal floor area - 377.6 m<sup>2</sup> / 4,065 ft<sup>2</sup>



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