



**Badgers Brook**

Kingweston Road, Charlton Mackrell, TA11 6AH

**George James** PROPERTIES  
EST. 2014

# Badgers Brook

Kingweston Road, Charlton Mackrell, TA11 6AH

Guide Price - £680,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

Badgers Brook is a large detached family home offering excellent size, well laid out accommodation and peaceful countryside living. Dating from the 1960's with later extensions the property offers versatile usable space, with large kitchen/dining room space, lounge, study, utility room and downstairs WC, with four bedrooms, the master with an ensuite shower room, and a family bathroom on the first floor. Outside there are gardens, orchard and paddock, with the total plot amounting to approximately one acre with ample off road parking and garage.

## Amenities

Charlton Mackrell is a popular village 3 miles to the east of Somerton and 4 miles from the A303 Podimore Junction. The village provides a primary school and parish church and the neighbouring village of Charlton Adam offers a village stores, church and a pub. The surrounding centres of Street, Glastonbury, Somerton, Yeovil (11 miles) and Taunton (32 miles) provide a wider choice of shopping and recreational facilities. Castle Cary Railway Station 8 miles with a main line to London, Paddington.

## Services

Mains water, electricity and sewerage are connected. The property is serviced by oil central heating with a modern boiler that was installed in 2019.

## Entrance Hall

Part glazed door to hallway, door to boiler cupboard, door to lounge, opening into open plan dining room.

## Dining Room 19' 8" x 13' 6" (6m x 4.12m)

Window to side and front, French doors to rear garden, two radiators, door to downstairs WC.

## WC

WC and wash hand basin, cupboard with plumbing for washing machine.



**Kitchen** 14' 1" x 10' 8" (4.3m x 3.24m)

Windows to side and rear, range of wall and base units, inset stainless steel sink with drainer, electric Neff four ring hob, fan oven, space for double fridge/freezer, integrated Bosch dishwasher, under counter lighting, pantry cupboard, door to utility room.

**Utility Room** 11' 4" x 10' 8" (3.46m x 3.24m)

Window to side, radiator, doors to front garden, range of wall and base units, plumbing for washing machine and space for tumble dryer.

**Lounge** 23' 8" x 22' 5" (7.22m x 6.82m)

Window to side and front, multiple radiators, bi-fold doors to front, modern feature fireplace with wood burner on flagstone hearth and tiled surround, stairs to first floor, doors into study/bedroom 5.

**Study/Bedroom 5** 12' 10" x 11' 11" (3.91m x 3.64m)

Doors to front garden, radiator, previous owners used this room as a downstairs bedroom.

**First Floor Landing**

Doors to all bedrooms and family bathroom, access to attic via hatch, cupboard.

**Bedroom 1** 16' 11" x 13' 2" (5.15m x 4.02m)

Radiator, window and newly installed doors to balcony.

**Balcony**

Stunning views to the front over neighbouring farmland.

**Master Ensuite** 7' 8" x 7' 3" (2.34m x 2.20m)

Frosted window to rear, skylight, radiator, corner shower unit with rainfall shower head, WC and sink, both with vanity storage.

**Bedroom 2** 12' 2" x 10' 8" (3.72m x 3.24m)

Window to front offering pleasant views, radiator, built in wardrobes.

**Bedroom 3** 12' 10" x 11' 11" (3.91m x 3.64m)

Window to front, radiator.

**Bedroom 4** 14' 11" x 13' 4" (4.54m x 4.06m)

Window to rear, radiator.

**Family Bathroom** 10' 11" x 8' 2" (3.32m x 2.48m)

Frosted window, skylight, radiator, bath with recently installed shower over, sink and WC with corner vanity storage with mirror over, airing cupboard.

**Front**

A gate leads to the driveway, where a further gate leads to the rear garden and storm porch. The front garden is laid to lawn with stone wall, shed, patio, mature shrubs and trees.



### Rear Garden

The formal rear garden is laid to lawn with a pathway through the centre, lined by mature shrubs and trees. There is an area of stone shingle, a canopy and wood store, multiple outside taps, decking with seating area, greenhouse and shelter for ride-on mower.

### Secure Paddock

Approx. 0.5 acre. There is an orchard with apple, cherry and pear trees.

### Garage

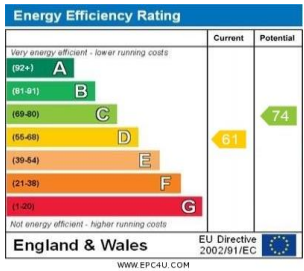
Up and over door, lighting and power, parking space in front.







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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