



1 Woods Corner
Charlton Mackrell, TA11 6AF

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £279,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

1 Woods Corner is an attractive village house peacefully situated on the edge of Charlton Mackrell. The property offers comfortable living space including sitting room with wood burning stove and modern fitted kitchen. To the first floor there were originally three bedrooms however the current owners have created an impressive spacious master bedroom out of the two front rooms. Outside there are front and rear gardens and off road parking for three cars. The large private front garden is south west facing with patio area. The rear garden has a raised decked seating area and useful garden studio/home office.

Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band B.

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.

Entrance Porch

Entrance door leads to the porch with door to the sitting room.

Sitting Room/Dining Room

18' 9" x 12' 10" (5.72m x 3.90m)
With two windows to the front, two radiators and fireplace housing cast iron wood burning stove. Understairs storage cupboard and shelving.

Kitchen

18' 10" x 6' 9" (5.73m x 2.05m)
With two windows to the rear and part glazed door to the side. Modern fitted kitchen comprising base and wall units with work surfaces over. One and a half bowl sink unit with mixer tap. Space for washing machine and tumble dryer. Fitted electric oven and microwave, large induction hob with splashback and extractor hood over. Space for 'American style' fridge freezer. Wall radiator and wall mounted gas combi boiler.



Landing

With radiator and access to loft space.

Bedroom 1 18' 10" max x 13' 7" max (5.75m max x 4.15m max)

With two windows to the front and radiator.

Bedroom 2 13' 4" x 8' 1" (4.07m x 2.46m)

With window to the rear and radiator.

Shower Room 8' 1" x 5' 3" (2.46m x 1.60m)

With window to the rear, bathroom suite comprising low level WC and wash hand basin. 1400mm shower cubicle with mains shower. Heated ladder towel rail.

Outside

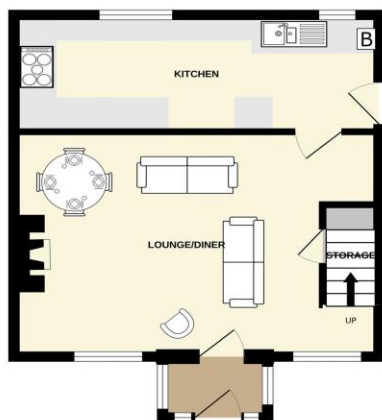
A pedestrian gate from the lane leads to the front garden with right of way for the neighbour. The large front garden is south west facing and offers a good degree of privacy, there is a patio area and with path to the side leading to the rear garden. Steps lead to the lawned garden with raised decked seating area and access to the garden office. Behind the office is a parking area suitable for three cars.

Garden Office/Studio 16' 11" x 11' 7" (5.15m x 3.53m)

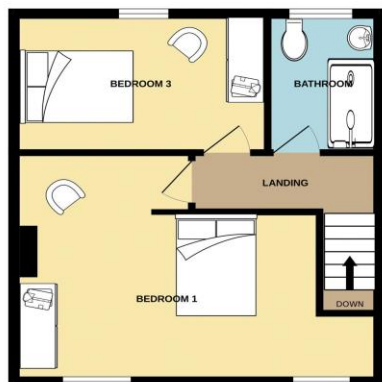
This high quality timber garden office/studio has power, internet and light connected. It would also suit as a hobbies room, gym or summer house.



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



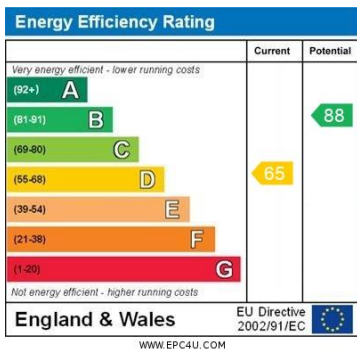
1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.4 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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