



Meadow View

Broadway Road, Charlton Adam, TA11 7AU

GeorgeJames PROPERTIES
EST. 2014

Meadow View

Broadway Road, Charlton Adam, TA11 7AU

Guide Price - £425,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Positioned in a very peaceful location in this ever popular village is Meadow View. The property is a 'chocolate box' detached stone built cottage, packed with character features including exposed beams, brickwork and feature fireplaces. Offering comfortable accommodation over two floors, with a stunning oak porch, living room, dining room and kitchen downstairs, and three bedrooms and bathroom upstairs. A particular feature of this property is the enchanting cottage style garden, with areas of lawn, seating, planters, with an abundance of flowers including beautiful rose bushes. There is off street parking and a large timber workshop with electricity connected to the front of the house.

Amenities

Charlton Adam is a popular village approximately 4 miles to the east of Somerton and 3 miles from the A303 Podimore Junction. The neighbouring village of Charlton Mackrell provides a primary school and parish church. 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

Modern electric heating with new immersion tank fitted in 2021. Mains drainages, electricity all connected. Council Tax Band D.

Entrance Porch 6' 2" x 4' 4" (1.89m x 1.31m)

With double doors opening to garden, pitched roof, electric radiator, tiled slate flooring.

Living Room 12' 9" x 12' 4" (3.88m x 3.76m)

With shuttered window to front, radiator, pretty inglenook stone fireplace with wood burning stove.

Dining Room 12' 4" x 9' 2" (3.77m x 2.79m)

With window to front, radiator, feature stone fireplace (currently boarded over and used as wood storage).

Kitchen 20' 7" x 8' 6" (6.28m x 2.59m)

With windows to side and rear, door to external side passage, tiled slate flooring, radiator, range of wall and base units, stainless steel sink with drainer, space for dishwasher, washing machine,



fridge/freezer, Recently installed SMEG range cooker with extractor hood over, space for table and chairs. Stairs rise to first floor.

First Floor Landing

Access to attic.

Bedroom One 12' 3" x 8' 7" (3.73m x 2.62m)

With window to front, radiator, deep fitted wardrobes with sliding doors.

Bedroom Two 12' 4" x 9' 7" (3.77m x 2.92m)

With window to front, radiator.

Bedroom Three 12' 7" x 5' 5" (3.84m x 1.65m)

With window to side, radiator, storage cupboard over stairs.

Bathroom

With window to rear, chrome heated towel rail, airing cupboard, p-shaped bath with mains shower over, close coupled WC, sink.

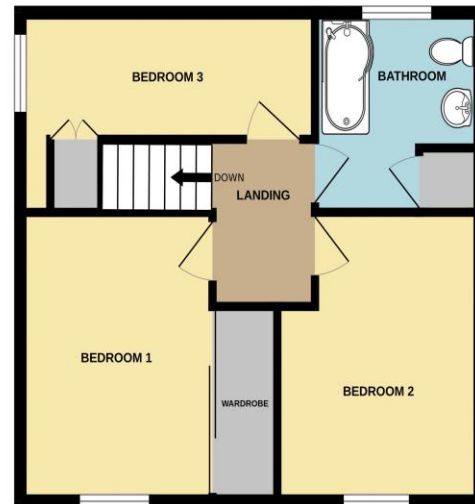
Outside

To the front of the property is an area of stone shingle for parking, with a large timber workshop, connected to electricity for extra storage. The garden has been designed and looked after to the highest level and is a beautiful example of a cottage style space. With external tap, stepping stones, lawn, raised seating areas, vegetable planters and an array of colourful plants and flowers, this space is a haven for both people and nature to enjoy.



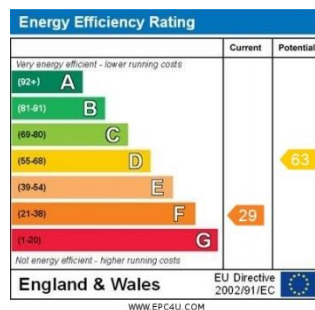
GROUND FLOOR
42.7 sq.m. approx.

1ST FLOOR
42.3 sq.m. approx.



TOTAL FLOOR AREA : 85.1 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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