



Silver Brook

Bancombe Road, Somerton, TA11 6SD

GeorgeJames PROPERTIES

EST. 2014

Silver Brook

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Guide Price - Offers in the Region Of £685,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

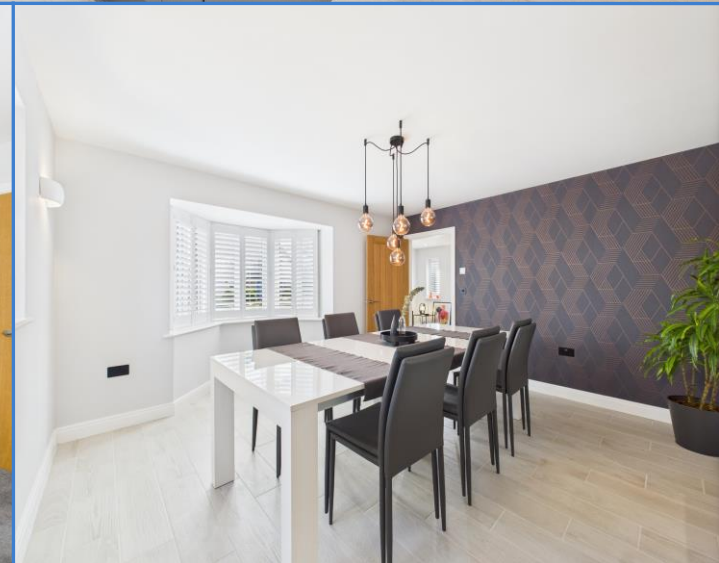
Silver Brook is an exceptional detached property, completed in 2020 with the remainder of a 10 year builders warranty. Occupying a large plot approaching 1/4 acre with lawned gardens and ample off road parking, the property offers superb family accommodation of just over 2600 sqft, including double garage. Internally, you are greeted with a stunning reception hall, cloakroom, dining room, large living room and wonderful open-plan kitchen/family room with bi-folding doors to the generous rear garden, with large lawn and shingled seating area. There is a good sized utility room leading to a double garage with electrically opening doors. To the first floor are four double bedrooms and a stylish family bathroom. The master bedroom has a dressing room and large en-suite. The property comes with the benefit of underfloor heating to all ground floor rooms and is presented in 'show home' condition.

Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There is a good level of amenities including shops, bank, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. The Old Town Hall now houses the ACEArts Gallery and craft shop. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

Services

Mains water, gas, electricity and drainage connected. Independent underfloor heating to all ground floor rooms with radiators upstairs. Council Tax Band F. The home also features (subject to correct permissions) the option to convert additional expansive accommodation within the attic space with service connections, attic trusses and Velux windows already installed.



Reception Hall

Entrance door leads to the impressive reception hall with windows to the sides and central oak staircase with glass balustrade.

Cloakroom

With window to the rear, low level WC and wash hand basin.

Living Room 25' 6" x 13' 9" (7.77m x 4.20m)

With bay window to the front and patio doors to the rear. Beamed fireplace with wood burning stove and TV points above.

Dining Room 13' 7" x 13' 1" (4.14m x 4m)

With bay window to the front and window to the side. Double doors leading to the kitchen.

Kitchen/Family Room 23' 6" x 13' 7" (7.16m x 4.13m)

With window to the side and bi-folding doors to the garden. The family room area has a part vaulted ceiling with Velux roof windows. A fully fitted quality kitchen with granite worktops, matching wall and base units, a range of appliances including double oven and microwave, five ring induction hob, integrated fridge and freezer. Central island unit with double drainer sink unit and integrated dishwasher.

Utility Room 10' 2" x 7' 2" (3.09m x 2.19m)

With range of units, single sink unit with mixer tap and drainer, with space for washing machine. Door to garage and door to a built in storage cupboard with high quality gas fired boiler.

First Floor Gallery Landing

With access to the loft space.

Bedroom One 16' 7" x 13' 9" (5.06m x 4.20m)

With window to the front and radiator.

Dressing Room 8' 7" x 6' 7" (2.61m x 2m)

With hanging rails and shelving (negotiable), Radiator.

En-suite Shower Room 8' 7" x 6' 7" (2.61m x 2m)

With window to the rear, chrome heated towel rail, close coupled WC and wash hand basin. Walk in shower with mains rain head shower.

Family Bathroom 10' 9" x 8' 6" (3.27m x 2.60m)

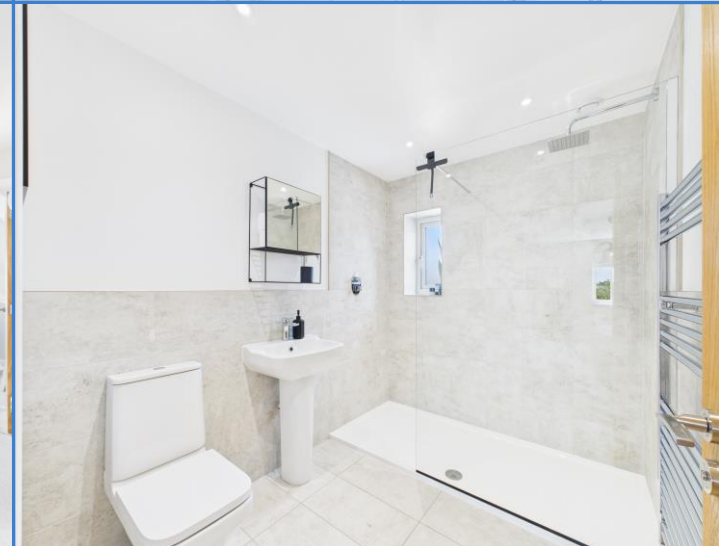
With window to the rear, chrome heated towel rail, close coupled WC and wash hand basin. Walk in shower with mains rain head shower. Corner bath with telephone shower head.

Bedroom Two 13' 8" x 11' 10" (4.16m x 3.60m)

With window to the rear, radiator and built in wardrobe.

Bedroom Three 13' 10" x 9' 11" (4.22m x 3.02m)

With window to the front, radiator and built in wardrobe.



Bedroom Four 10' 8" x 10' 1" (3.25m x 3.08m)

With window to front and radiator. Currently used as a home office but would comfortably fit a double bed.

Double Garage 20' 0" x 19' 5" (6.09m x 5.92m)

A large space with lighting, power and two electric garage doors. Internal door leads to the utility room.

Outside

The expansive plot offers plenty for family living, including brick paviour driveway to the front with turning space, with an opening to the side of the house leading to further gravel driveway in front of double garage with electric charging point (negotiable). The rear garden is mainly laid to lawn with pretty flower bed and maturing trees. There is a stone shingle seating area, making this garden an ideal space for entertaining.





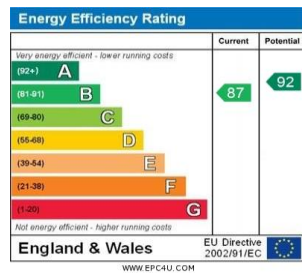
GROUND FLOOR



1ST FLOOR



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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