



**Croftlands**  
Midelney Road, Drayton, TA10 0LW

**George James** PROPERTIES  
EST. 2014

# Croftlands

Midelney Road, School Street , Drayton, TA10 0LW

Guide Price - £1,100,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

Croftlands is a substantial detached family home dating from the mid 1930's. This beautiful property has been altered and extended by the current owners to now provide comfortable living space. Accommodation includes a sitting room opening to a lovely garden room overlooking the grounds, there is also a formal dining room and large kitchen/breakfast room with access to a comfortable snug. A solid Oak staircase leads the first floor where there are four double bedrooms and family bathroom. The principle bedroom has an en-suite bathroom and French doors to a balcony with views over the gardens. A particular feature of the property are the wonderful landscaped gardens surrounding the house, the grounds extend to over one acre with sweeping lawns, well stocked flower and shrub borders, fruit trees and formal rose garden. A garden loggia can be accessed from the sitting room and opens on to the patio.

## Situation and Amenities

The house occupies a private and peaceful position on the edge of the village. Drayton is designated as a conservation area with a fine parish church and public house, The Drayton Crown. The village is mainly made up of period cottages and houses. The nearby village of Curry Rivel is approximately one mile away and offers a good range of village amenities with General Store, Post Office, Petrol Station and Sandpits Heating Centre. There is also the very popular Firehouse village pub and restaurant.

## Services

Mains water, electricity and drainage are all connected. Oil fired central heating to radiators. Council tax band G.

## Entrance Porch

Heavy timber entrance door leads to the porch.

## Entrance Hall

With solid oak staircase leading to the first floor, understairs storage cupboard and radiator.

## Cloakroom

With two windows to the front, low level WC, wash hand basin with vanity cupboards. Radiator.



**Dining Room** 15' 11" x 13' 10" (4.85m x 4.22m)

With window to the rear, serving hatch to the kitchen, Hamstone open fireplace with recess storage units to either side. Radiator.

**Kitchen/Breakfast Room** 25' 2" x 12' 6" (7.66m x 3.80m)

With windows to the rear and side, tiled floor and radiator. Range of base and wall mounted kitchen units with timber edge work surfaces over and matching dresser. One and a half bowl sink unit with mixer tap. Oil fired AGA and separate electric oven. Fitted dishwasher and fridge. Walk in pantry with window to the side and heavy slate shelf.

**Utility Room** 6' 5" x 6' 0" (1.96m x 1.84m)

With window to the front, Belfast sink and space for washing machine and tumble dryer. Floor mounted oil fired boiler.

**Sitting Room/Snug** 17' 1" x 9' 11" (5.20m x 3.01m)

With window to the rear and side with glazed door leading to the garden. Two radiators.

**Rear Hall/Boot Room**

With entrance door, tiled floor and radiator.

**Study** 11' 6" max x 9' 11" max (3.50m max x 3.01m max)

With window to the front and side. Built in storage cupboards and radiator.

**Sitting Room** 20' 0" x 13' 11" (6.09m x 4.23m)

With window to the front, French doors to the garden loggia and sliding pocket doors opening to the garden room. Two radiators and Hamstone Jetmaster fireplace.

**Garden Room** 18' 9" x 10' 10" (5.72m x 3.30m)

This lovely triple aspect room overlooks the gardens with French doors to the patio area. With tiled floor and two radiators.

**Garden Loggia** 12' 0" x 6' 4" (3.67m x 1.92m)

This covered garden seating area has power and light connected.

**Landing**

Windows to the front, radiator and large airing cupboard with window, shelving and hot water cylinder. Original Slingsby loft ladder leads to a large attic area with light and boarding.

**Bedroom 1** 19' 10" x 14' 1" (6.04m x 4.28m)

With window to the front and French doors onto the balcony. Range of built in wardrobes and chest of drawers. Radiator.

**En-Suite Bathroom** 12' 7" x 6' 1" (3.83m x 1.86m)

Windows to the rear and side. Bathroom suite comprising low level WC, wash hand basin with marble surround and vanity cupboards. Panelled bath and corner shower cubicle with mains shower. Ladder heated towel rail and radiator.



**Bedroom 2** 15' 11" x 13' 10" (4.85m x 4.22m)

With window to the rear, radiator and feature fireplace. Range of built in wardrobes.

**Bedroom 3** 14' 6" x 9' 9" (4.42m x 2.98m)

With windows to the front and side. Radiator.

**Bedroom 4** 14' 8" x 9' 8" (4.48m x 2.95m)

With windows to the front and side. Radiator.

**Family Bathroom** 9' 4" x 9' 10" (2.85m x 3.00m)

With window to the rear, bathroom suite comprising low level WC, wash hand basin with vanity cupboards under, panelled bath and shower cubicle with mains shower. Radiator.

**Outside**

Croftlands is approached via a vehicular block paved drive leading to a gravel parking/turning area situated to the front and side of the house where there is access to the detached double garage.

**Double Garage** 24' 6" x 22' 5" (7.48m x 6.84m)

With two electric up and over garage doors. There is a window and double doors to the rear of the garage and an internal store/former dark room.

The gardens extend to 1.2 acres and surround the property with the main lawned areas to the south. There are a large variety of mature trees including a small wooded area to the front. There are a number of large well stocked beds and a collection of apple trees. To the rear of the house is a Wisteria covered pergola, a rose garden with central pond and water feature enclosed by red brick raised beds. Situated behind the garage is a vegetable area and greenhouse.





GROUND FLOOR  
210.7 sq.m. approx.



1ST FLOOR  
109.1 sq.m. approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-64)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2006/2/EC			
England & Wales			

TOTAL FLOOR AREA : 319.8 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.

1 Brandon House, West Street, Somerton, TA11 7PS  
Tel: 01458 274153  
email: somerton@georgejames.properties  
www.georgejames.properties



**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

