





£875,000

To View:

Holland & Odam
3 Farm Road, Street
Somerset, BA16 0BJ
01458 841411
street@hollandandodam.co.uk

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Energy Rating C

Council Tax Band G



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

For information regarding broadband and mobile coverage, go to checker.offcom.org.uk

Local Authority

Somerset Council
03001232224
somerset.gov.uk

Tenure

Freehold

Directions

From the High Street turn into Leigh Road, Crispin Hall on the corner. Continue, passing Hindhayes Infant School on the left and after negotiating a right-hand bend take the first turning on the left into Wraxhill Road. Continue towards the end of the road and the property can be found on your left hand side.

Description

An excellent opportunity to purchase this beautifully presented and well maintained Edwardian house with the added advantage of an adjoining four bedroom annexe, perfect for multi-generational buyers, or those seeking additional income. This is a must see to truly appreciate what is on offer here, early viewing is highly advised.

Main House

Leading from the front elevation you are welcomed into the spacious dining room with high ceilings that allow for plenty of natural light creating an airy atmosphere, perfect for hosting dinner parties or enjoying family meals. Here a wide opening leads through to the kitchen and a door opens to the principal reception room. The well appointed kitchen is fitted with a range of wall, base and drawer units, ample worktop space, integrated oven/hob, with space for a free standing fridge/freezer and dishwasher. The principle reception room is of a generous size, tastefully decorated with a feature fireplace and large bay window with outlook over the front garden. Further rooms that make up the ground floor are a good size study making the perfect work from home or hobby room, a convenient cloakroom with hand basin and WC, and door out to the rear garden. Finally a useful utility room housing the boiler, fitted with wall and base units as well as space and plumbing for washing machine and tumble dryer, access out to the rear garden and through to the annexe extension can also be found here.

To the first floor an expansive landing provides access to an airing cupboard, built in storage cupboard, three bedrooms, family bathroom and stairs ascending to the second floor. Affording two well proportioned double bedrooms both with ample space for free standing furniture and with built in wardrobe/cupboard space. A large single bedroom takes in views of the rear garden and also benefits from built in cupboard space. A neatly presented family bathroom services the first floor bedrooms and comprises a white suite, panelled bath with shower over, wash basin and WC. On the second floor the fourth bedroom again is light and bright with velux windows, built in cupboard space and access to the loft space. An en suite shower room fitted with shower enclosure, wash basin and WC completes the main house.

Location

The property is situated in Wraxhill Road, a most sought-after residential cul-de-sac within walking distance of the High Street with its excellent range of shopping outlets including Clarks Village. Street also offers a comprehensive range of sporting and recreational facilities including both indoor and open air swimming pools, football, tennis, cricket and Strode Theatre. Millfield School is on the town outskirts whilst the Preparatory School at Edgarley, Glastonbury is some 3 miles. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.





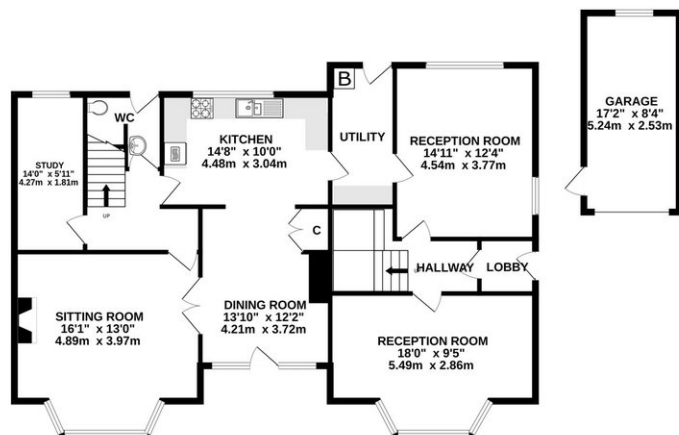
The Annexe

Benefiting from its own front door if desired as separate accommodation, you are welcomed into an entrance vestibule which in turn opens up to an inner hall where doors lead through to two generously proportioned reception rooms and stairs ascend to the first floor. On the first floor you will find two substantial double bedrooms; one with built in wardrobe space and the other with a large walk in cupboard which has the potential to be converted into an en suite and a large family bathroom. To the second floor two further bedrooms with eaves storage can be found.

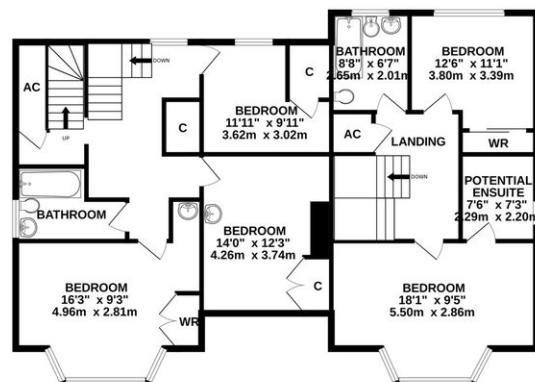
- Superb position set at the very heart of the town within walking distance of Millfield School and town centre amenities, yet still tucked away in a private 'no through road' position.
- A unique opportunity to acquire a generously proportioned family home coupled with a self contained four bedroom annexe with the option of incorporating it back into the main house.
- Affording light and airy accommodation which is flooded with an abundance of natural light from the large windows throughout.
- Set over three floors providing versatile living, boasting three well proportioned reception rooms, study, utility, eight bedrooms and a well appointed kitchen and dining room at the heart of the home.
- Fully enclosed private rear garden encompassing a well manicured lawn with an array of established flower beds and mature shrubs with an area of patio.
- To the front an area of lawn with mature acer tree is edged with an established hedgerow. Ample parking over two driveways with one leading up to the garage which is fitted with an up and over door.



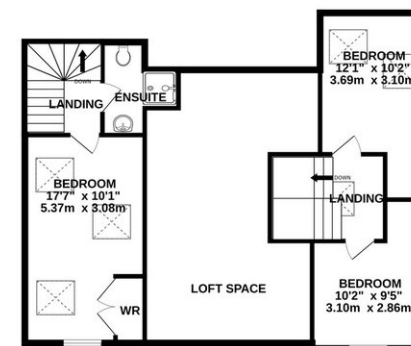
GROUND FLOOR
1397 sq.ft. (129.8 sq.m.) approx.



1ST FLOOR
1261 sq.ft. (117.2 sq.m.) approx.



2ND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 3572 sq.ft. (331.8 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.
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