





£1,095,000

### 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 **E**



### Services

Mains gas, electric, water and drainage are connected. Gas central heating system. Underfloor heating to the ground floor.

**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 where the property will be found on the left hand side, just after the turning to Wraxhill Close.

## Description

A storm porch shelters the main door where you will be welcomed in an impressive double height entrance hall, flooded with natural light from the floor to ceiling windows and setting the tone for the whole property. An attractive oak and glass staircase ascends to the first floor and doors lead off to all ground floor rooms and large coat cupboard. One of the standout features of this property is the stunning kitchen/dining/family room overlooking the garden, making it the perfect place to cook, bring the family together and entertain guests, covering 880sqft it features a vaulted ceiling and access via sliding doors and bi-folding doors onto the courtyard terrace and garden. The kitchen is appointed with a tasteful and comprehensive range of base, wall, and deep drawer units, two large pantry cupboards with electric points to hide all those kitchen gadgets, recycling unit, large central island and sleek quartz worktops. Quality appliances include a tall fridge, freezer, dishwasher and wine fridge. The rest of the property is equally impressive, with each room tastefully decorated and furnished to create a cohesive and stylish look throughout. Returning to the hall crittall doors open to a triple aspect sitting room with bi-folding doors opening onto the courtyard terrace. A study ticks the boxes for those requiring a work from home space and there is also a super utility/boot room with side entry door, ideal for bringing in muddy boots and dogs. The ground floor bedroom is perfect for guests or for those who find stairs difficult and is serviced by a stunning fully tiled shower room, beautifully appointed with a large walk-in shower, wall mounted wash basin with drawers beneath and wall mounted WC making floor cleaning easy, a feature mirrored throughout all bathrooms, boasting quality sanitary ware, tiles and fittings.

To the first floor the spacious galleried landing leads off to a laundry cupboard, four double bedrooms and a luxury family bathroom with freestanding oval bath providing the perfect place to relax and unwind after a long day. The bedrooms are all spacious and comfortable, three of which benefit from ensuite shower rooms. Bedroom one has built-in wardrobes and bedroom two a walk-in wardrobe.

## Location

The property is situated in Wraxhill Road, a most sought-after residential cul-de-sac within walking distance of the High Street. Street provides an attractive living environment with an excellent choice of shopping facilities, indoor and open-air swimming pools, library, churches, Strode Theatre, Strode College and a range of restaurants and cafes. The town is also the base of Clarks Shoes and Millfield School one of the countries leading public schools. 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.



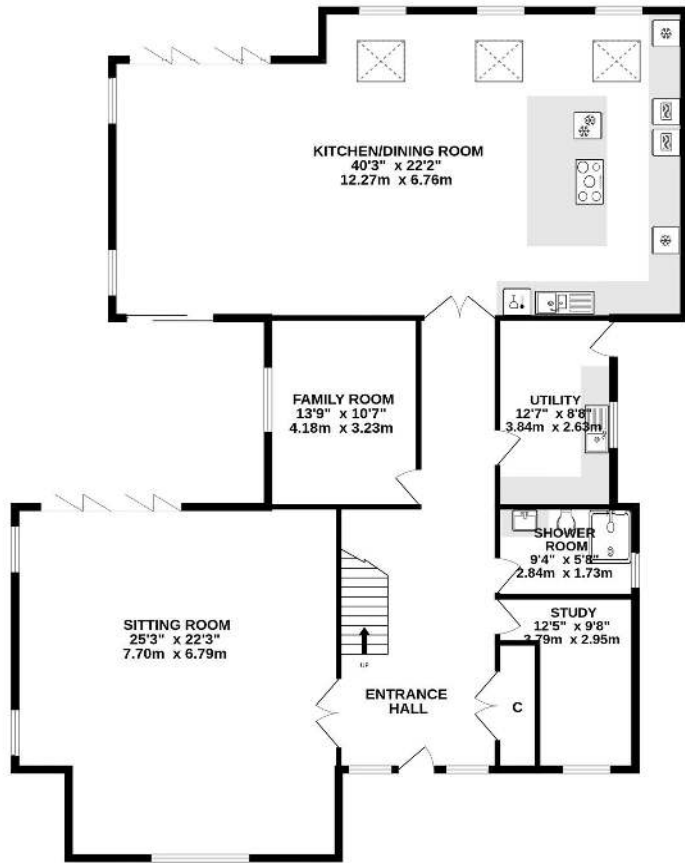


Outside, the property enjoys much curb appeal, wrought iron slated gates open to a wide gravel driveway, affording plenty of off-street parking. The detached timber clad garage and store provide excellent storage and are supplied with power and light. Gates and paths give access either side of the property, to one side there is a useful storage shed and area ideal to store refuse. The courtyard terrace provides excellent entertaining space that seamlessly connects the outside with both the sitting room and kitchen/dining/family room. Continue around to the rear of the property where the patio terrace extends from the rear elevation and overlooks the beautiful garden, meticulously maintained and landscaped with thoughtfully planted deep borders, lush lawn and raised vegetable beds for those looking to grow their own. The garden is fully enclosed by mature hedging and attractive willow hurdle fencing. There is also the benefit of double gates accessed via Wraxhill Close.

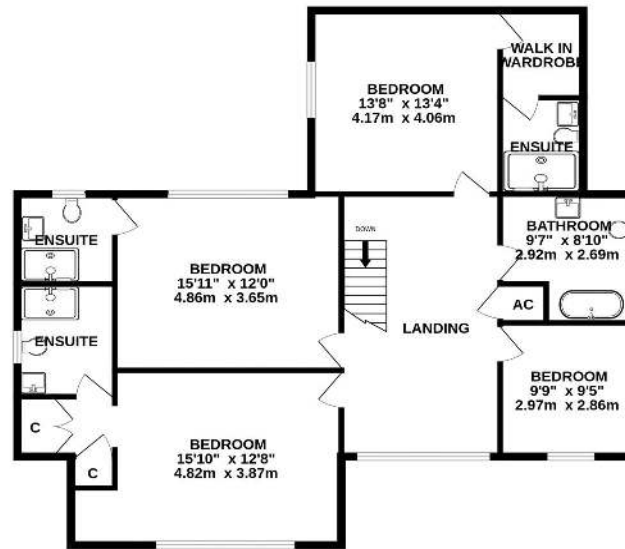
- This exquisite detached home is a must see, situated in a desirable no through road convenient for the town centre and renowned Millfield School, both within walking distance.
- This 'Like new' property has been thoughtfully extended and renovated from top to bottom to impeccable standards, with no expense spared when it comes to the fixtures and fittings.
- Boasting a generous 3,500 sqft of light, open and beautifully presented accommodation that is sure to impress large families and sociable buyers alike.
- Beautifully landscaped front and rear gardens, ample driveway parking and detached garage with remote control roller door
- Available with no onward chain and must be viewed to appreciate all that is on offer here.



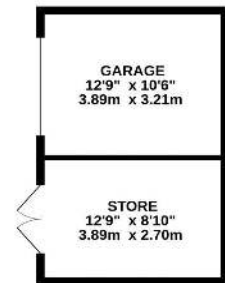
GROUND FLOOR  
2108 sq.ft. (195.8 sq.m.) approx.



1ST FLOOR  
1295 sq.ft. (119.9 sq.m.) approx.



GARAGE  
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 3555 sq.ft. (330.3 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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