







£475,000

### To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



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Energy  
Rating

C

Council Tax Band C



### 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](http://checker.offcom.org.uk)

### Local Authority

Somerset Council

03001232224

[somerset.gov.uk](http://somerset.gov.uk)

### Tenure

Freehold



## Directions

From Street proceed towards Bridgwater on the A39 passing through the village of Walton and into Ashcott. At the Ashcott Inn turn right into Middle Street and immediately left into Chapel Hill. Proceed straight ahead at the cross roads where the property will be found on the right hand side just before Chapel Hill reaches Ridgeway.

## Description

A superb opportunity to purchase this charming and tastefully presented period property boasting generously proportioned, characterful and versatile accommodation including a stunning kitchen/breakfast room, three double bedrooms, two reception rooms, large conservatory, two bathrooms, beautiful south facing garden and ample parking. Situated in the heart of the popular village of Ashcott. Early viewing is essential.

Leading from the side elevation, a porch brings you into the entrance hall, featuring high ceilings, oak flooring and a galleried landing. There is a useful coats cupboard and doors off to the kitchen/breakfast room, sitting room, ground floor shower room, study and utility room which houses the gas fired boiler and is fitted with base and wall units, worktop, sink unit and space for a washing machine and tumble dryer. The warm and inviting sitting room is a good size, boasting oak flooring and an attractive fire surround and inset wood burning stove. A door opens to the dining room, which is also accessed from the kitchen and is a great size for families and sociable buyers alike. Having a fireplace (not in use) and exposed floorboards, French doors open into a large conservatory providing additional reception entertaining space and delightful outlook over the garden. Keen cooks will appreciate the recently fitted kitchen, attractively appointed with a range of two tone high gloss base, wall, and drawer units, oak effect worktops and large central island. Built-in appliances include a dishwasher, double oven, induction hob and space for a tall fridge/freezer.

To the first floor a spacious galleried landing leads off to an airing cupboard, bathroom and three double bedrooms, all of which have super views over the garden, and across the village and countryside beyond. The principal bedroom is particularly spacious and benefits from large built in wardrobes.

## Location

The delightful village of Ashcott (population c.1186) sits part way along the Polden ridge, having wonderful rural views of the Somerset Levels and its various tributaries, all situated some 5 miles south-west of Glastonbury. At its heart is the historic Church of All Saints, an early 15th century building, forming part of a group of six churches known as the Polden Wheel. Ashcott is particularly well known locally for its superb village community and benefits from a highly regarded Primary School, sports playing fields, one inn at the village centre and active village hall. The village also offers good and convenient access to other local towns/employment centres, such as Taunton (18 miles), Bridgwater 10 miles), Wells (11 miles) Bristol (31 miles), Bath (31 miles) and Exeter (55 miles). The M5 motorway J23 (9 miles) and the A303 Podimore Junction (12 miles). Bristol International Airport is 23 miles and Castle Cary railway station (London Paddington) 15miles.







A five bar gate opens to a wide driveway providing ample parking and space for a motorhome if desired. Attractive borders and natural stone boundary wall give the home curb appeal and a gate gives access to the main garden. Beautifully landscaped and enjoying an excellent degree of privacy this fully enclosed garden is a real selling point for families and keen gardeners alike. Boasting a desirable south facing aspect, generously stocked with a variety of flowering shrubs and perennials and mature trees. There is also a greenhouse, large storage shed, smaller shed, and superb covered BBQ and al fresco dining area, another tick for families and sociable buyers alike.



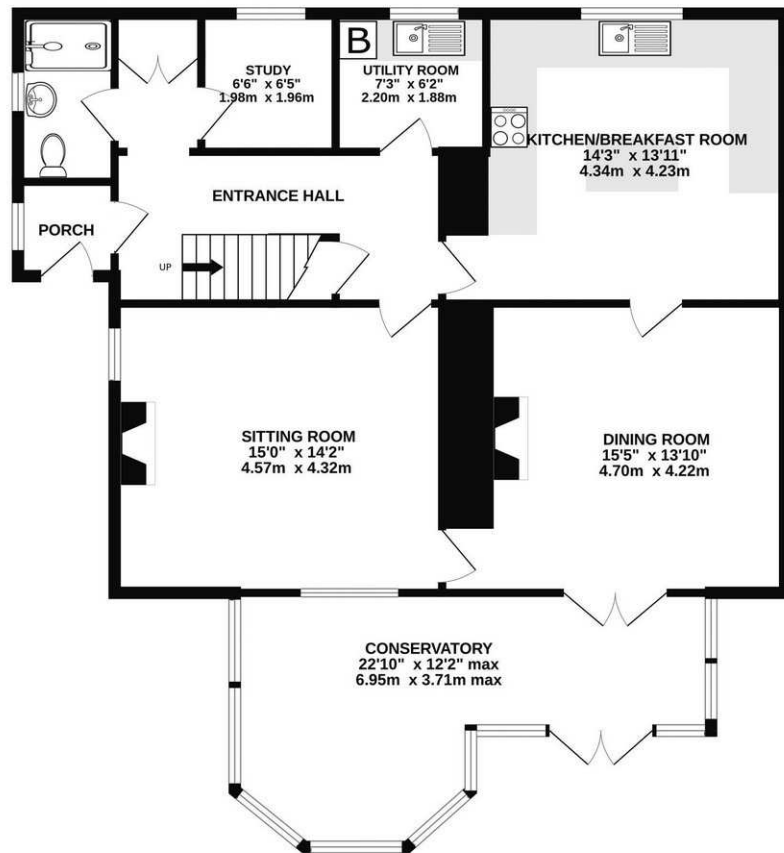


- Charming semi-detached period property enjoying tastefully appointed accommodation that is generously proportioned throughout
- Boasting two spacious and characterful reception rooms and a large conservatory overlooking the garden
- Stunning kitchen/breakfast room with central island and built-in appliances and separate utility room
- Vaulted entrance hall with plenty of storage, ground floor study and useful shower room
- Three double bedrooms all enjoying far reaching views and a family bathroom
- Delightful south facing garden, beautifully landscaped with covered BBQ area, shed, greenhouse and wide driveway providing ample parking
- Improve your carbon footprint and enjoy the financial benefits generated by 18 solar panels!

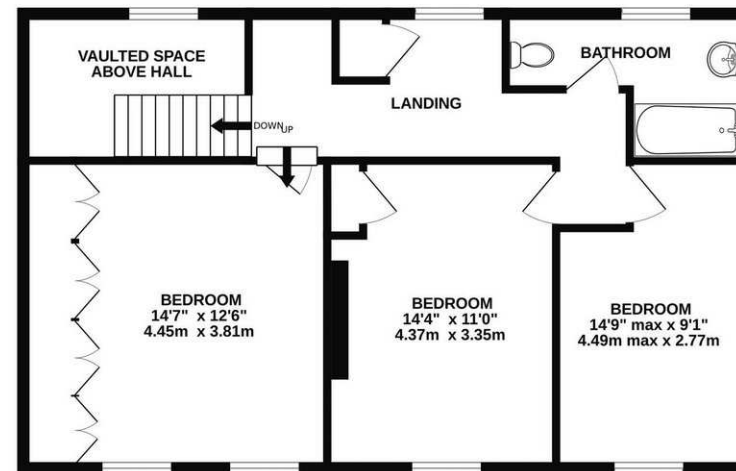




GROUND FLOOR  
1109 sq.ft. (103.0 sq.m.) approx.



1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1856 sq.ft. (172.4 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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