







£635,000

### 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 F



### Services

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

### Local Authority

Somerset Council

03001232224

somerset.gov.uk

### Tenure

Freehold



## Directions

From the High Street turn into Leigh Road at the Library and proceed for approximately a quarter of a mile. At the 'T' junction turn right into Middle Leigh and after approximately 200 yards turn left into Ivythorn Road. At the top of Ivythorn Road continue into Overleigh where you take the first junction on your left. Continue along the road navigating a right hand bend, and the property will be found on your right hand side.

## Description

Nestled within a quiet, leafy conservation area and tucked away off the beaten track, is this attractive four-bedroom detached property. Positioned on a desirable corner plot, the home boasts a wrap-around garden, perfect for outdoor enjoyment and privacy. With well-proportioned accommodation throughout and versatile living space, this property is designed to suit a multitude of buyers. Complete with a double garage, it provides both functionality and style, making it an ideal retreat for those seeking comfort and convenience.

The property welcomes you with a covered porch, complete with seating and perfect for storing muddy boots and shoes after enjoying countryside walks. Upon entering, you're greeted by an impressive galleried hallway with high ceilings and doors leading off to all ground floor accommodation. The sitting room is a fabulous size, bright and light with dual aspect windows and French doors leading out to the garden. At its heart, a charming fireplace with decorative surround creates a warm and inviting atmosphere (currently fitted with a gas fire but this could be reinstated). Accessed from the sitting room and/or hallway the formal dining room is the perfect place to enjoy family dinners or entertain guests. Moving on to the study, which is well-proportioned, ideal for a home office or studio, featuring a large window that fills the space with natural light and offers views of the garden. Completing the ground floor accommodation is this tastefully presented open plan kitchen/breakfast room featuring traditional oak flooring, a central island with a sleek marble counter top and ample storage, large pantry, a comprehensive range of wall, base and drawer units, space for range style cooker and American fridge/freezer. While the large windows and bi-fold doors bring in plenty of natural light, offering views of the garden and easy access to outdoor spaces. The breakfast area is well-positioned for socialising and here doors lead through to the utility room which offers under counter space and plumbing for washing machine and tumble dryer as well as cloaks and shoe storage.

The stairs lead to a central landing on the first floor, providing access to four bedrooms. Two spacious double bedrooms feature built-in wardrobes, with the principal bedroom enjoying the added benefit of an en suite shower room. Additionally, there are two generously sized single bedrooms, ideal for family or guest use. The family bathroom serves all rooms, offering a touch of elegance with its roll-top bath, corner shower enclosure, wash basin, and WC

## Location

The property is situated within one of the towns most desirable pockets and is prominently positioned for Millfield School whilst also being only half a mile from the main High Street with its comprehensive range of shops, banks and the Clarks Village complex of factory shops. Street also offers recreational and sporting facilities including Strode Theatre, both indoor and outdoor swimming pools, tennis, bowls, squash, football etc. The historic town of Glastonbury is 2 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange, Junction 23, is 12 miles. Bristol, Bath, Taunton and Yeovil are each within commuting distance.







The property boasts a wrap-around garden, with the front primarily laid to lawn and bordered by mature hedgerows for privacy from the road with a patio area covered by wooden pergola. The south-facing garden—a perfect sun trap, features a large patio, ideal for outdoor entertaining, which transitions to a mature lawn edged with raised flower beds. A gravel driveway provides ample parking and leads to the double garage, equipped with power, lighting, and an internal workshop space.

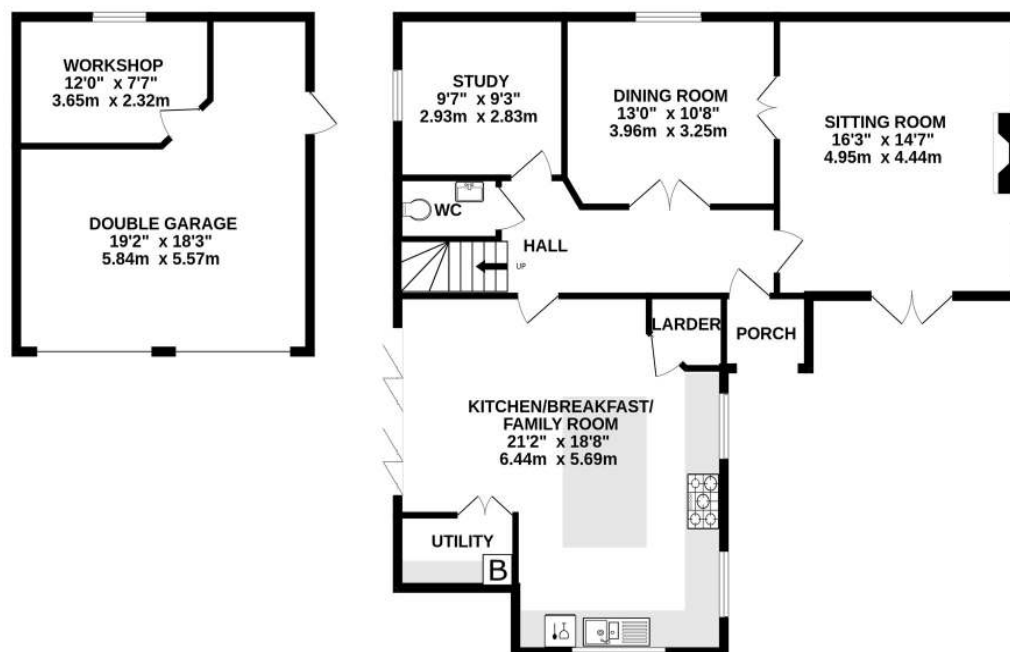




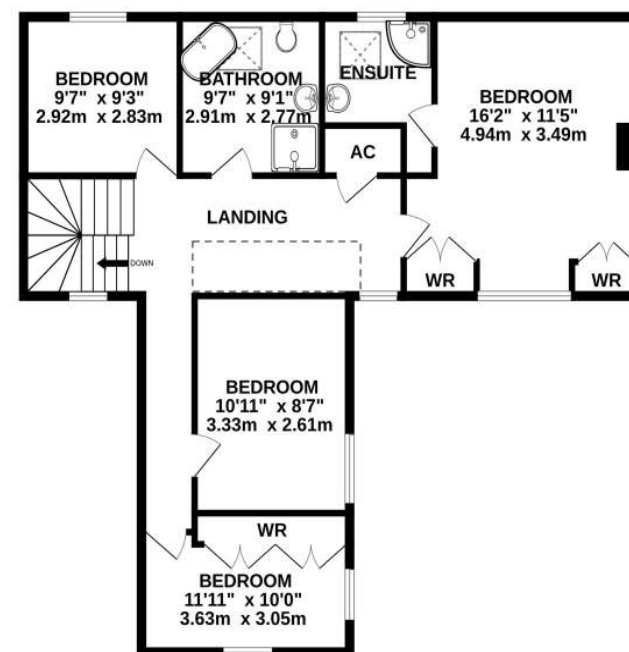
- Conveniently positioned on the outskirts of Street, a stone's throw from Millfield senior school and within walking distance of the town, its amenities and countryside walks.
- Located in a tranquil residential setting within a conservation area, surrounded by properties of a similar character.
- Versatile property which would suit a multitude of buyers due to its well proportioned living accommodation.
- Superb size open plan kitchen/breakfast room with bi-fold doors leading out to the garden bringing the outdoors in.
- Fitted with 8 solar panels which are owned outright by the property and generate a reasonable income per annum.
- Available from our client with no onward chain.



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



1ST FLOOR  
894 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 2291 sq.ft. (212.8 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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