







£322,500

## To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy  
Rating

D

Council Tax Band B



## Services

Mains electricity, water and drainage are connected.

## Local Authority

Somerset Council

03001232224

somerset.gov.uk

## Tenure

Freehold

*In pursuance of the Estate Agents Act of 1976 Holland & Odam wish to disclose that an employee of this firm has a personal interest in the property.*



## Directions

From Street, take the A39 towards Bridgwater. After approximately 6 miles, turn right, signposted to Catcott. Continue downhill and at the King William crossroads, turn left into Lippetts Way. Proceed another mile to Chilton Polden and take a left turn into Broadway Avenue, where the property will be identified by our for sale board.

## Description

A generously extended family home providing deceptively spacious and upgraded accommodation, paired with a substantial garden and private cul-de-sac position. Having undergone extensive refurbishment in recent years, this could be an ideal turn key solution for those seeking an up together home in the heart of Chilton Polden.

This beautifully presented three-bedroom home reveals a surprisingly generous and sociable layout, thoughtfully extended and upgraded to a high standard throughout. A canopied entrance leads into a bright and welcoming hallway with timber-effect flooring and useful built-in understair storage. From here the ground floor accommodation flows with ease and branches off to three well-proportioned reception rooms and the kitchen. A cosy sitting room features a bespoke slatted timber media wall and recessed oak shelving, alongside a separate dining room with natural stone fireplace and wooden flooring. To the rear, a sleek recently fitted kitchen is finished to a high specification to include integrated branded appliances and ceramic sink, opening straight through to a utility room and downstairs WC. A vaulted conservatory extension is currently used as a playroom, which brings a lovely sense of space and connects effortlessly to the garden beyond.

Upstairs are three bedrooms, each light and well-proportioned, together with a contemporary family bathroom fitted with vanity storage, chrome fixtures, floor to ceiling tiling and underfloor heating. The entire interior has been maintained with great care and has undergone an extensive programme of refurbishment to include full rewire and plumbing.

## Location

The property is located on the peaceful outskirts of Chilton Polden, one of the sought-after villages nestled along the scenic Polden Hills. Well-regarded for its strong sense of community and accessible rural charm, the village enjoys a gently elevated position with views across the Somerset Levels. It is ideally placed for easy access to the M5 motorway at Junction 23 (Dunball), making it a convenient base for those commuting to Bristol, Taunton or Exeter.

Chilton Polden and the neighbouring string of Polden villages offer a pleasing range of everyday amenities. Within a short drive, residents can access a selection of local pubs, a well-supported café, a gym, and thriving village halls that host regular events and classes. Education is well served with excellent Primary Schools in both Catcott and Bawdrip, while the nearby village of Edington provides a doctors' surgery, a Post Office and a well-stocked community shop.







The outside space is undoubtedly the property's strongest attribute, with gardens a true highlight, thoughtfully landscaped and arranged to maximise privacy, sunlight and year-round enjoyment. An expansive rear lawn is framed by specimen trees and well stocked borders, while a raised patio terrace with glass balustrade provides the perfect seating area for sunseekers at the foot of the garden. A further dedicated outside seating and barbecue area is positioned closer to the house and enjoys complete seclusion from any neighbouring properties. A converted outbuilding currently serves as a home gym and offers power and lighting, making it ideal as a studio or home office space if preferred. Additional features include a timber garden shed and useful side storage area, all enclosed by fencing for a peaceful and secure family garden. To the front of the home there is a neatly presented front lawn and gravelled driveway providing parking for two large vehicles behind a gated entrance.



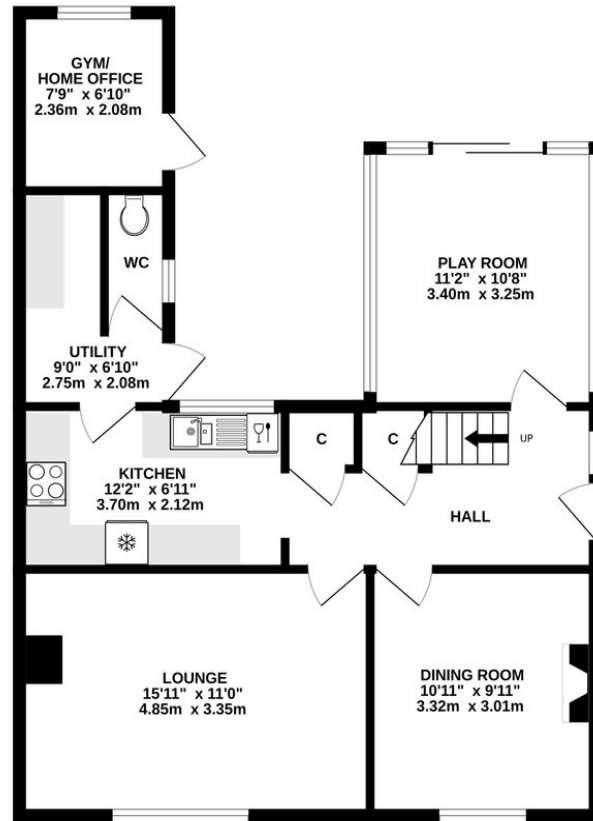


- Substantially upgraded three bedroom semi-detached home in a very private cul-de-sac position within the popular Polden Hills village of Chilton Polden
- Impressive rear garden with expansive lawn, smartly landscaped borders and dedicated outdoor barbecue and seating areas
- Playroom extension with vaulted ceiling creating a versatile additional living space for larger families and seamlessly linking the house with the outdoor areas with direct access onto the patio
- Recent high specification replacement kitchen fitted with ceramic sink, branded integrated appliances and joining to a utility room with further space for freestanding appliances
- Multiple ground floor reception rooms including a cosy front lounge with timber slat media wall and a separate dining room featuring exposed stone fireplace and natural flooring
- Boasting three well proportioned bedrooms with excellent natural light, all served by a stylish modern family bathroom finished with attractive full height tiling and underfloor heating
- Private gravelled driveway providing off road parking for two vehicles behind a gated entrance, flanked by a neat lawned front garden and mature hedging to each side

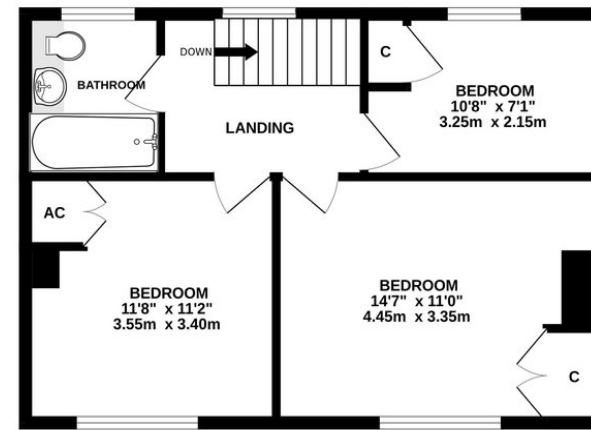




GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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