





£335,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

F

Council Tax Band C



Services

Mains electricity, water and drainage are connected. Independent electric heaters, controllable via a mobile phone app or the heaters directly.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street proceed along the A39 for approximately 6 miles. Turn right signposted Catcott. Follow this road downhill to a crossroads with the King William pub opposite. Turn left and follow this road into Chilton Polden. Continue past a pub on the left and you will see Woodhaven, No.81 Broadway on the right hand side.

Description

Woodhaven is a beautifully restored period cottage, full of charm and character throughout. At its heart lies a stunning sitting room with deep inglenook fireplace and woodburning stove, while the dining room opens seamlessly into a bespoke kitchen, creating a warm and sociable space. With features including exposed beams, lime-rendered walls, and handmade joinery, this is a home of rare quality, offering three bedrooms, generous living space and a mature garden that backs onto open countryside.

The property is entered from the front into an entrance hall with a tiled floor and recessed stonework, setting the tone for the high-quality craftsmanship throughout. On the right, the sitting room offers a warm and inviting space, centred around a deep inglenook fireplace with a woodburning stove and heavy timber beam over, complemented by front and rear windows and concealed stairs to the first floor. The adjoining dining room features exposed brick and stone detailing flanking the front-facing window, and a wide opening flows naturally into the kitchen. Here, bespoke handmade base units are paired with stone work surfaces and integrated limestone tiles. There is space for a free standing electric cooker, upright fridge/freezer and display furniture. From the kitchen, a hallway leads to a ground floor shower room with WC, basin and enclosure, while a conservatory at the rear offers flexible space as a garden room or additional reception area.

Upstairs, the landing includes a rear-facing window with delightful views across the fields. There are three well-proportioned bedrooms, each showcasing the restored original floorboards. The principal bedroom is particularly atmospheric, with a vaulted ceiling, exposed beams and recess storage flanking the chimney breast. Bedroom three, located between the other two rooms, includes access to the loft, offering potential for further storage.

Location

The property is located at the heart 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.





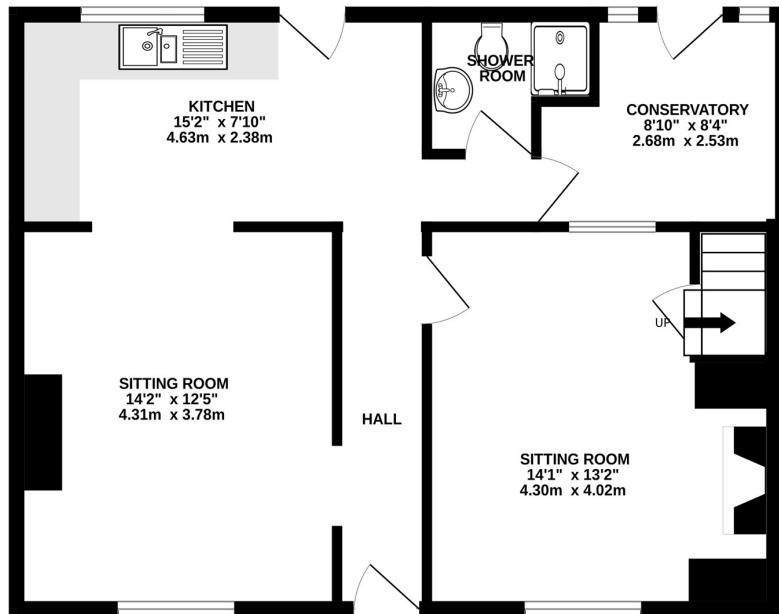
The cottage is accessed via steps and a pathway from Broadway, leading to the entrance door. To the rear, the garden has a shaped lawn, mature rockeries, and raised beds. A paved terrace sits directly outside the conservatory, ideal for al fresco dining, while a second seating area in the far corner of the garden is positioned to capture the afternoon sun. The garden backs onto open fields, giving a lovely sense of space and the adjoining countryside.



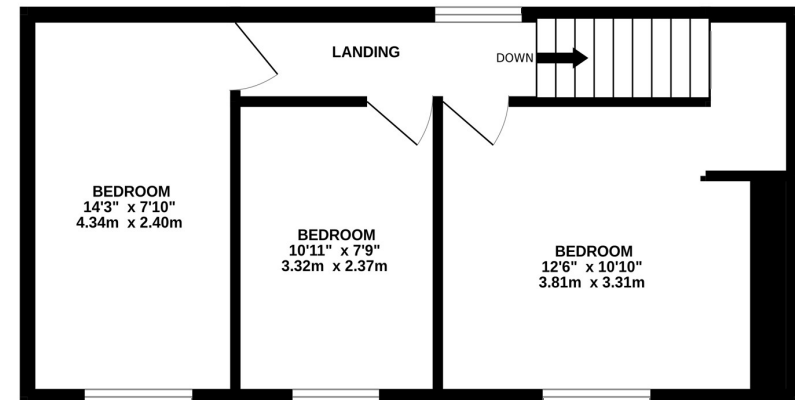
- Beautifully renovated period cottage combining original charm with quality restoration throughout
- Feature sitting room with deep inglenook fireplace, exposed beam, and inset wood-burning stove
- Open plan dining room opening into the kitchen, complete with handmade base units, limestone tiled floors, and space for freestanding appliances
- Three well-proportioned first-floor bedrooms, including a vaulted principal bedroom with exposed beams
- Ground floor shower room with a modern white suite, plus a versatile conservatory ideal as a garden room or additional living space
- Landscaped rear garden with patio, seating area, raised beds, and a lovely open aspect across adjoining fields
- Central village setting with character features throughout, including lime rendered walls, exposed wooden floors to the first floor, and part exposed stonework throughout



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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