



holland&odam

23 Church Lane | Chilton Polden | Somerset | TA7 9DU



£450,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



4



1



2

Energy
Rating

B

Council Tax Band E



Services

Mains electricity, water and drainage are connected. Air source heat pump.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street proceed on the A39 towards Bridgwater passing through the villages of Walton and Ashcott. After approximately seven miles take a sharp right hand turn into Priory road and continue down the hill entering the village. Pass Scrubbits lane on the right and follow the road for a short distance, take a left into Church Lane and continue along. The property will be found on the right hand side just before left hand bend.

Description

A detached four-bedroom bungalow set on a generous corner plot in the popular Somerset village of Chilton Polden. This versatile property offers spacious and flexible accommodation, ideal for families or buyers seeking a peaceful country lifestyle. Enjoying a quiet village location, the property benefits from planning permission for a single-storey extension, providing excellent potential to further enhance the living space. The home features a south-facing front garden, attractive rear garden, and views towards the Mendip Hills.

You are welcomed into the property via a UPVC porch, a good-sized area that also serves as a sunroom, perfect for enjoying the south-facing front garden and the afternoon sunshine. From here, a door opens into a spacious entrance hall with handy under stairs storage, ideal for coats and shoes, and doors leading to all ground floor rooms. The sitting/dining room is an impressive triple-aspect space, filled with natural light from large picture windows to the front and rear. The rear outlook takes in the beautiful Mendip Hills in the distance, creating a living picture. A multi-fuel burner forms a cosy focal point, perfect for winter evenings, while the dining area easily accommodates a family table and chairs, an excellent space for entertaining and social gatherings. A door from the dining area leads through to a corridor with a useful airing cupboard, and access to the kitchen. While the kitchen would benefit from updating, it offers an excellent footprint, fitted with a range of wall, base, and drawer units, generous worktop space, and room for free-standing appliances including a cooker, fridge/freezer, and under-counter appliances. Here a rear door provides access to the garden. Two bedrooms are located on the ground floor: a well-proportioned double to the front with fitted wardrobe space and ample room for additional furniture, and a further double overlooking the rear garden. Completing the ground floor is a handy WC.

Stairs rise to a spacious first-floor landing, which provides access to two further bedrooms and the family bathroom. The main bedroom is a generous double with a built-in wardrobe and walk in access to eaves storage, while the second room works perfectly as a single, study, home office, or nursery. Both rooms enjoy far-reaching views over rooftops toward the Mendip Hills. The stylish modern family bathroom is beautifully fitted with a corner shower enclosure, vanity unit with basin and storage, WC, and bath, along with two heated towel rails and an airing cupboard. The landing also provides further eaves storage and a large storage cupboard.

Location

The property is located on the edge 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 rear garden is a real highlight, a generous, private space mainly laid to lawn, surrounded by established shrubs and colourful planting that brings year-round interest. A mature apple tree adds character and a lovely spot of shade, while the greenhouse is perfect for anyone who enjoys growing their own fruit and vegetables. There's also pedestrian access to the garage and a side gate leading to the front. It's an ideal garden for families, keen gardeners, or simply for relaxing and enjoying the peaceful surroundings.

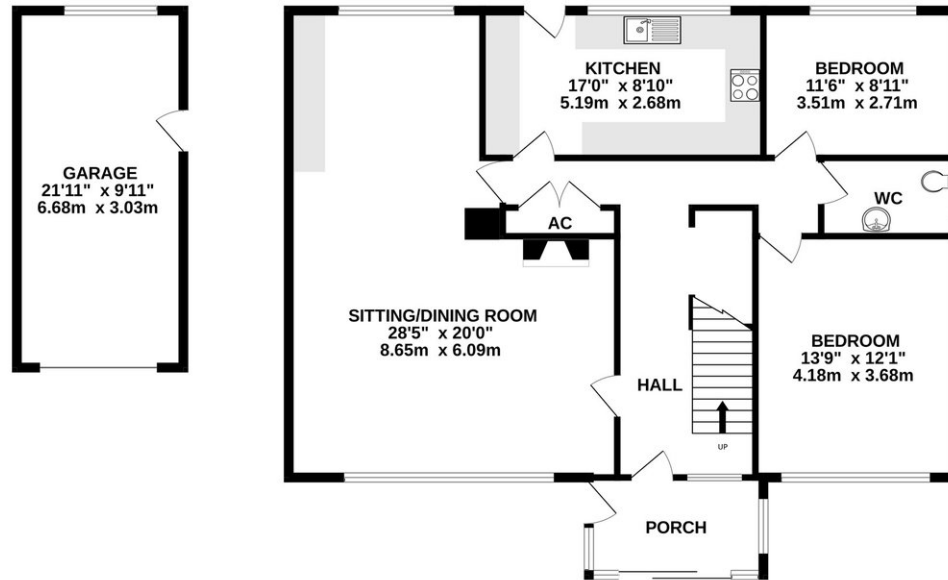
The south-facing front garden features a large lawn bordered by well-stocked flower beds, mature shrubs, and established trees, creating a colourful and welcoming approach. Retained by a natural stone wall, the garden is complemented by a tandem driveway providing parking for multiple vehicles, leading up to the garage which is fitted with an up and over door power and light.



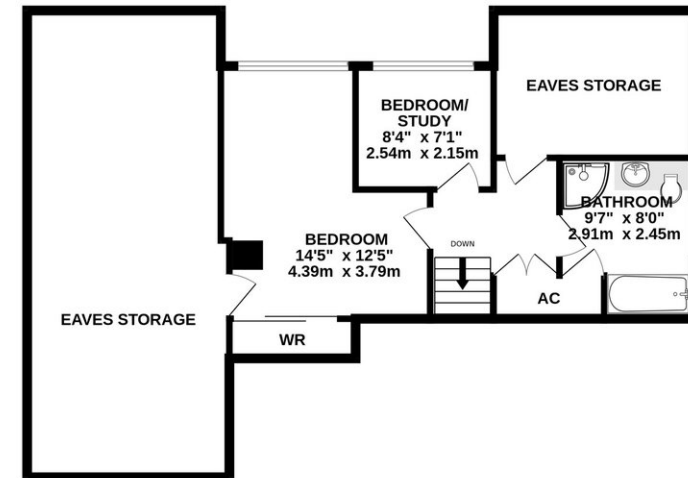
- Planning permission granted for a single-storey extension and replacement of the existing garage, offering exciting potential to further enhance the property. (Planning Reference: 19/23/00010)
- Owned solar panels with battery storage and an air source heat pump, providing renewable energy, reducing bills and supporting a low carbon footprint.
- Generous corner plot with attractive south-facing front garden and private rear garden, ideal for families and outdoor living.
- Spacious driveway parking for multiple vehicles and a detached garage with pedestrian access from the garden.
- Versatile four-bedroom layout, including three double bedrooms, offering flexibility for families, home working or multi-generational living.
- Bright triple-aspect sitting/dining room with multi-fuel burner and views towards the Mendip Hills.



GROUND FLOOR
1401 sq.ft. (130.2 sq.m.) approx.



1ST FLOOR
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 2226 sq.ft. (206.8 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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