





£679,950

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



6/7



3



3/4

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 (Library on the left corner and Crispin Hall on the right corner). Follow the road and on reaching the 'T' junction, (Tanyard on the right), turn right into Middle Leigh. 38 Middle Leigh will be found on the right-hand side on the corner of Highfield Road.



Description

The property welcomes you through a charming vestibule, offering practical space for coats and shoes, before opening into the main hallway. A real sense of grandeur is created by the flagstone flooring and stained glass door, setting the tone and providing an impressive introduction to the home. From the hall, stairs ascend to the upper floors, while the ground floor accommodation extends naturally from this central space. Immediately off the hallway is the lounge, a spacious dual-aspect reception room filled with natural light and enhanced by high ceilings, creating an elegant and formal living space. Steps lead down to the heart of the home, where the open-plan kitchen/dining area flows through to the conservatory, forming a superb family and social space, ideal for cooking, entertaining and enjoying meals together. The conservatory is a great-sized, versatile space with underfloor heating and lovely views over the garden. French doors open directly outside, making it an easy, everyday space. The kitchen is fitted with a comprehensive range of wall, base and drawer units with generous worktop surfaces, complemented by a Belfast sink and a selection of integrated appliances including a double oven, hob, fridge/freezer and dishwasher. A central island incorporates a wine cooler and additional preparation space, further enhancing the kitchen's practicality and entertaining appeal. From here, a hallway provides access to a useful utility room fitted with wall units and plumbing for laundry facilities. Adjacent to this is a further reception room offering excellent flexibility; currently used by our clients as a ground floor bedroom, but equally well suited to use as a home office, studio or playroom. Completing the ground floor accommodation, a WC and access to the rear of the property.



Location

Middle Leigh is a well established road to the south of the High Street in this thriving mid-Somerset town. Street offers a wide range of sporting and recreational facilities including both indoor and open air swimming pools, the Victoria Sports Club and Strode Theatre. The town also offers schooling at all levels including Strode College and is also home to the renowned Millfield Senior School, with Millfield Preparatory School being on the outskirts of Glastonbury, some 3 miles distant. Access to the M5 motorway can be gained at Dunball (Junction 23) whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.



Stairs rise to the first floor landing, which serves four light and bright bedrooms along with the family bathroom. The principal bedroom is positioned to the rear of the property and benefits from its own en suite shower room. An adjoining room, currently used as a bedroom, could be incorporated as a dressing room, creating a fabulous and spacious principal suite. Two further double bedrooms are arranged off the landing, both well proportioned and enjoying plenty of natural light. A well-appointed family bathroom serves this floor featuring an elegant claw-foot bath, separate shower enclosure, wash basin and WC, complemented by a heated towel rail and a useful airing cupboard. Finally, stairs lead to the second floor, where two further double bedrooms are located, both showcasing characterful exposed timber beams. Both rooms are generously proportioned; one benefits from built-in cupboards/wardrobes, while the other enjoys high ceilings, excellent built-in storage and the added advantage of its own en suite shower room.



Outside, the property enjoys a good-sized garden, primarily laid to lawn and bordered by established planters and shrub-filled beds. A large patio provides an excellent space for alfresco dining and summer barbecues, while a summer house with decked seating area offers a perfect spot for relaxing or entertaining.

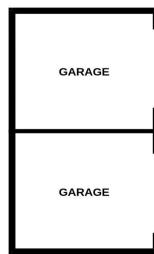
Steps lead down to a generous driveway providing parking for multiple vehicles, along with a double garage fitted with electric roller doors, power and lighting. The entire outside space is enclosed behind large wooden gates, creating a private and secure setting.



- Conveniently located within walking distance of the town centre and its amenities, with the added benefit of being situated on a regular bus route.
- Generous and flexible accommodation arranged over three floors, ideal for modern family and multi-generational living.
- Spacious open-plan kitchen/dining area creating a superb hub for everyday living and entertaining.
- Retained character features including high ceilings, flagstone flooring and exposed timber beams.
- Multiple reception rooms providing excellent versatility for family life, home working or guests.
- A low-maintenance rear garden, mainly laid to lawn with a generous patio area ideal for alfresco dining and entertaining.
- Ample driveway parking for multiple vehicles leading to a double garage fitted with electric doors, power and light.
- Lapsed planning consent to increase the roof height of the double garage, creating workshop and office space with further annexe potential STPP.

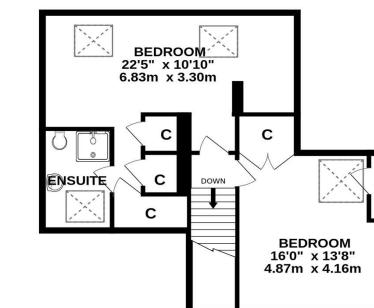
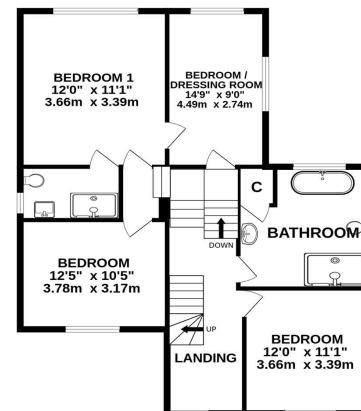
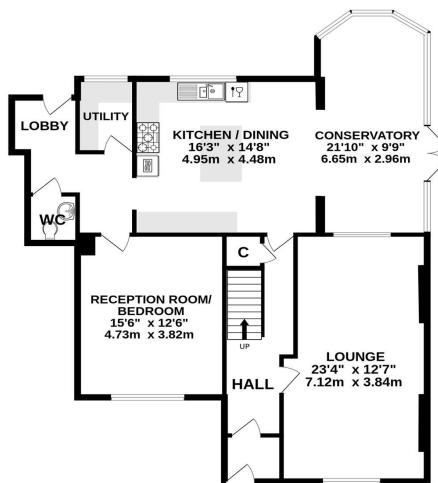


GROUND FLOOR
1448 sq.ft. (134.6 sq.m.) approx.



1ST FLOOR
919 sq.ft. (85.4 sq.m.) approx.

2ND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 3009 sq.ft. (279.5 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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