

# LODESTONE



29 Enfield Road





## 29 Enfield Road

BA4 6LJ

4

Bedrooms

2

Bathrooms

3

Receptions

### PROPERTY FEATURES

- Beautifully extended and modernised 4 bedroom family home in desirable village
- A stunning very large rear garden certainly deserves a special mention
- Further potential to enlarge if required subject to p/p
- Access to excellent schools
- Off road parking plus short garage
- A rare opportunity



This is a wonderful opportunity to acquire a transformed modern family home tucked away in the desirable village of Evercreech. The vendors of this home have added a super extension that offers light and bright sitting room of wonderful proportion opening to a dining area, a conservatory with open aspect over the garden. The kitchen lies to the front is equipped and has access to the side of the house leading to both front and back gardens.

Upstairs are four bedrooms, the master forms part of the new extension and is a super space with a modern en-suite, there is also a generous family bathroom.

### **Outside**

The property is accessed via a good-sized driveway large enough to accommodate two vehicles as well as a short garage. A front garden, to the side, continues through to the unusually large rear garden which really deserves a special mention, this is mainly laid to lawn with mature shrubs and beautiful trees with areas of interest for children to play and pets to stretch their legs!

### **Situation**

Evercreech is a desirable village with a bustling community. Two excellent pubs, a village hall which hosts many events, a convenience store, pharmacy, bakery, dog grooming parlour and hairdressers. It is four miles to Glastonbury and there is a bus service to Castle Cary Station, approximately 10 minutes drive, with direct line to London Paddington. The town of Bruton is, again, approximately a ten minute drive.





## Schools

The Evercreech Church of England Primary School has been rated “good” by Ofsted. There is also the Acorn Pre School nearby. Sexeys, in Bruton, is a state run boarding school with a mixture of day pupils and boarders. Private schools include King Bruton and Bruton Girls, All Hallows Prep and Hazelgrove. A little further away are Wells Cathedral, Downside and Millfield.

Services - Gas central heating, Mains drainage and water

Council tax - Band D

EPC – Band C

Local Authority – South Somerset

Tenure - freehold

Viewing by appointment only

Directions - BA4 6LJ.

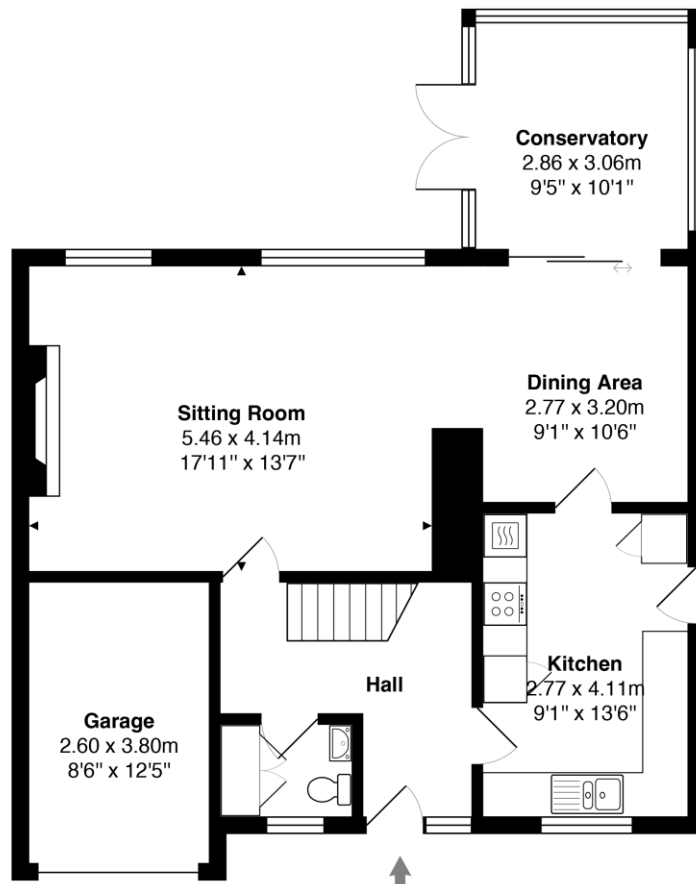
Take the turning off from the main road running through Evercreech signposted Enfield Road. Continue until you reach the end of the road and 29 is the last property on the right hand side.



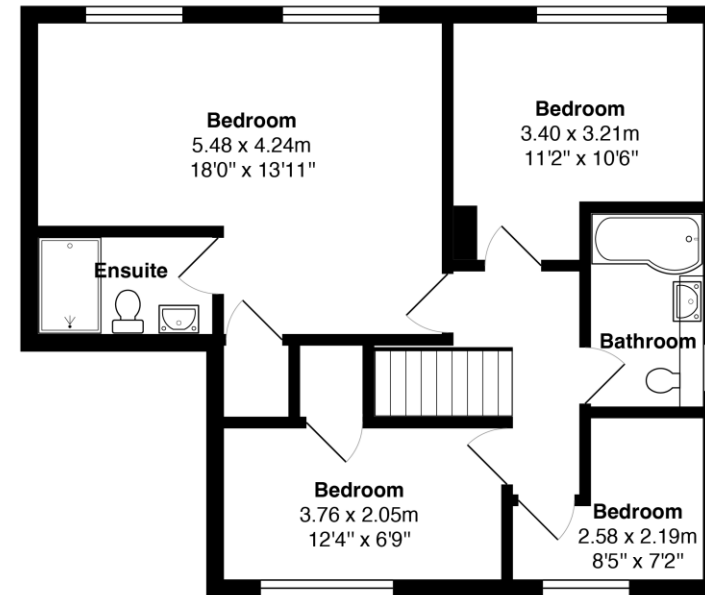
# 29 Enfield Road, Evercreech



Approximate gross internal floor area of main building - 137.4 m<sup>2</sup> / 1,480 ft<sup>2</sup>



**Ground Floor**  
Area: 77.7 m<sup>2</sup> ... 837 ft<sup>2</sup>



**First Floor**  
Area: 59.7 m<sup>2</sup> ... 643 ft<sup>2</sup>

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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