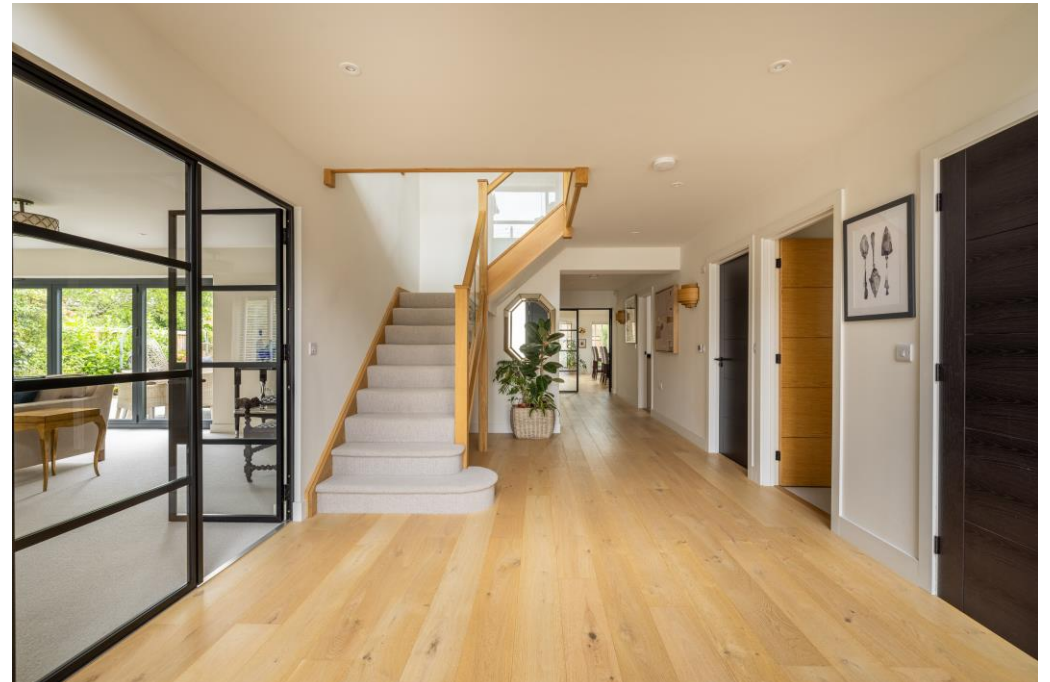


LODESTONE



17 Wraxhill Road





17 Wraxhill Road, Street

BA16 0HE

Guide price £1,000,000

5 
Bedrooms

4 
Bathrooms

4 
Receptions

PROPERTY FEATURES

- Stunning, contemporary family home in tucked away location
- 40 x 22 max kitchen/dining/sitting room plus 3 further receptions
- Garaging with workshop with EV point
- Off street parking for multiple vehicles
- Picturesque colourful gardens
- Excellent location, walkable to amenities





This exquisite and contemporary residence, bathed in natural light and generously proportioned, is situated on the outskirts of the charming town of Street. Meticulously crafted by the vendors, this well-designed home has undergone a complete transformation and expansion, offering a seamless blend of modern luxury and serene outdoor living. The impeccable attention to detail is evident in the high-end finishes, including the indulgent underfloor heating system with individual thermostats in every room, ensuring unparalleled comfort and sophistication throughout.



Upon crossing the threshold of the front porch with grey sandstone tiling, adorned with obscure glass windows and an oak post feature with an aluminium front door, one is greeted by a magnificent hallway. The reception hall projects a luminous ambiance, boasting a majestic oak staircase with glass panelling, harmoniously complemented by the opulent oak veneered finishes that grace every corner of the property. A grand oak veneered coat cupboard, illuminated from within, stands as a testament to the impeccable attention to detail, while Tom Radford oak wall lights cast a warm glow, setting the sophisticated tone of the residence. Off the hallway, expansive glass doors beckon one into a spacious and contemporary sitting room, adorned with bi-fold doors that seamlessly transition into a secluded outdoor dining area and the picturesque, landscaped garden. The hallway leads into a





kitchen/dining sanctuary, featuring a grand oak veneer panelled island and top-of-the-line Neff appliances, including a double oven, a generous day fridge, freezer, and a sleek down draught hob, complemented by a fitted dishwasher. The kitchen exudes elegance with its white oak flooring, bespoke handcrafted kitchen units, and exquisite Silestone worktops with marble effect, along with remote-controlled solar Velux windows. At the far end of the kitchen, bi-fold doors open onto a charming patio, offering a picturesque vista of the landscaped garden, creating an idyllic setting for morning coffee or evening aperitifs. Completing this level is a cloakroom with a shower, a spacious utility room, and a refined study, all stunningly designed to cater to the most discerning tastes.



The custom-crafted oak staircase gracefully ascends to a spacious landing, offering views through glass windows that overlook the driveway, flooding the space with abundant natural light. The luxurious master bedroom, complete with an ensuite bathroom and bespoke fitted wardrobes, exudes elegance.

Additionally, the residence boasts three additional bedrooms, two accompanied by their own lavish ensuite bathrooms. Every bathroom within this home is meticulously designed with top-of-the-line fixtures, modern appliances, touch-activated light mirrors, and heated dual towel rails, ensuring the utmost comfort and sophistication.





Outside

The entrance to the house is approached by a well-designed gravel driveway, leading to a single garage equipped with an EV charging point and a workshop, offering ample space to accommodate multiple vehicles. The front garden features beautifully planted borders and a laurel hedge that seamlessly complements the contemporary aesthetic of the residence. At the rear of the property lies a serene and private garden oasis, complete with steps that lead to a large lawn surrounded by landscaped borders. Two terraces provide an idyllic setting for social gatherings, enhanced by composite fencing that defines the boundaries. This enchanting garden evokes a sense of tranquility reminiscent of a countryside home, complete with a flourishing vegetable patch, a garden shed, and four newly planted fruit trees adorned with Portuguese hedging. Convenient side gates on both ends of the property further enhance accessibility of this luxurious property.

Situation

17 Wraxhill Road is ideally located down a quiet residential road. Close by is the town of Street where there is a good range of high street shops, cafes and restaurants as well as the well-known Clarks Village Outlet. There are two swimming pools, one to be found at the Sports Centre and the hugely popular outdoor Lido on the High Street with its lovely grassy areas for picnics. The Strode Theatre offers excellent live performances as well as





exhibitions. The nearby town of Glastonbury is steeped in history going back to the legends of King Arthur. There was a Celtic monastery here in 500AD, which during the next 1000 years evolved into one of England's wealthiest and influential Abbeys. The magnificent Glastonbury Abbey ruins and the famous Glastonbury Tor attract tourists to the town and so although small, it is a thriving town and it is well served by markets and a huge range of festivities. Wells is the smallest Cathedral city in England and offers all the usual amenities that you would expect including banks, doctors' surgeries, dentist, a selection of primary schools and the excellent Blue School and Wells Cathedral School. The High Street is vibrant with a small selection of chain stores such as Boots and Waterstones, plus a variety of independent shops, restaurants and pubs. There is a twice weekly market offering good local produce, delicious fresh fish, meat products and a variety of street food. Wells also has a choice of supermarkets including Waitrose, Tesco, Morrisons and a new Lidl under construction. At the very heart of the city is the stunning mediaeval Cathedral with its Chapter House and adjacent Vicars' Close: the oldest street of houses in Europe still used for the purpose for which they were built. The Bishop of Bath & Wells still lives in the adjacent Bishop's Palace, the finest of its type in England with its spectacular moat and gardens. The Market Place offers a superb cafe culture when the weather is fine, with tables and chairs set out amongst the fabulous architecture and historic buildings.



Wells is fast becoming the South West's go-to place for festivals with its annual food, literary, contemporary art, garden, comedy and theatre festivals. There are regular live-music events in both the Cathedral and Cedar's Hall, the auditorium of the famous Wells Cathedral School. There are regular shows in Wells' Little Theatre and a multi-screen cinema. The mainline station is Castle Cary (London Paddington) with The Creamery trackside restaurant and farm shop owned by the Newt celebrating a primary gateway to Somerset. Whilst the A303/M3/M4 provide fast access to London and the Southwest Bristol Airport. There are bus routes to Bristol and Bath with stops within walking distance from the property.

Schools

There is a wide selection of both state and private schools in the area, notably Millfield Prep and Senior School which are within walking distance, Wells Cathedral School. Along with Strode College which is also within walking distance.

Directions:

Postcode: BA16 0HE

What three words: innocence.actors.mountains

Viewing by appointment only

Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

PART A

Local Authority: Somerset

Council Tax Band: E

Guide Price: £1,000,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Multiple

PART C

Building Safety:

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Surface water - Low Rivers and Sea - Very Low

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

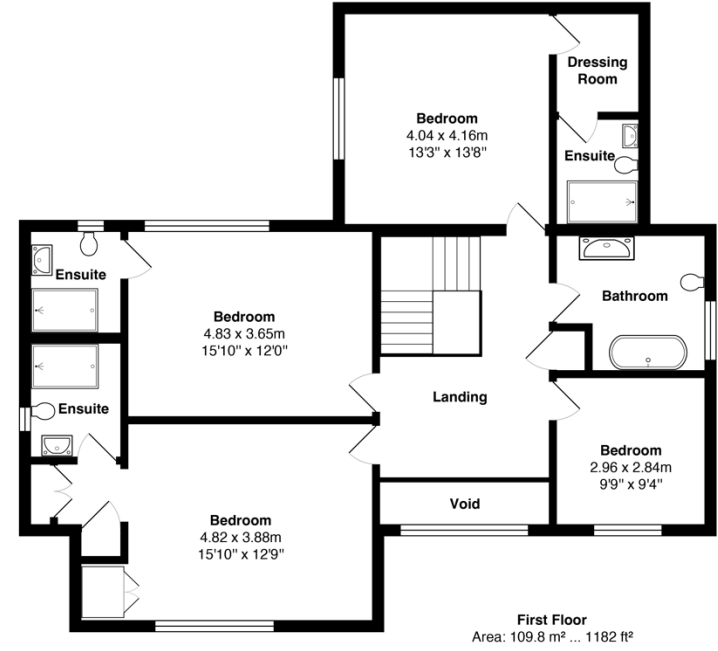
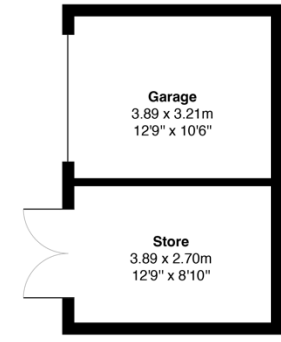
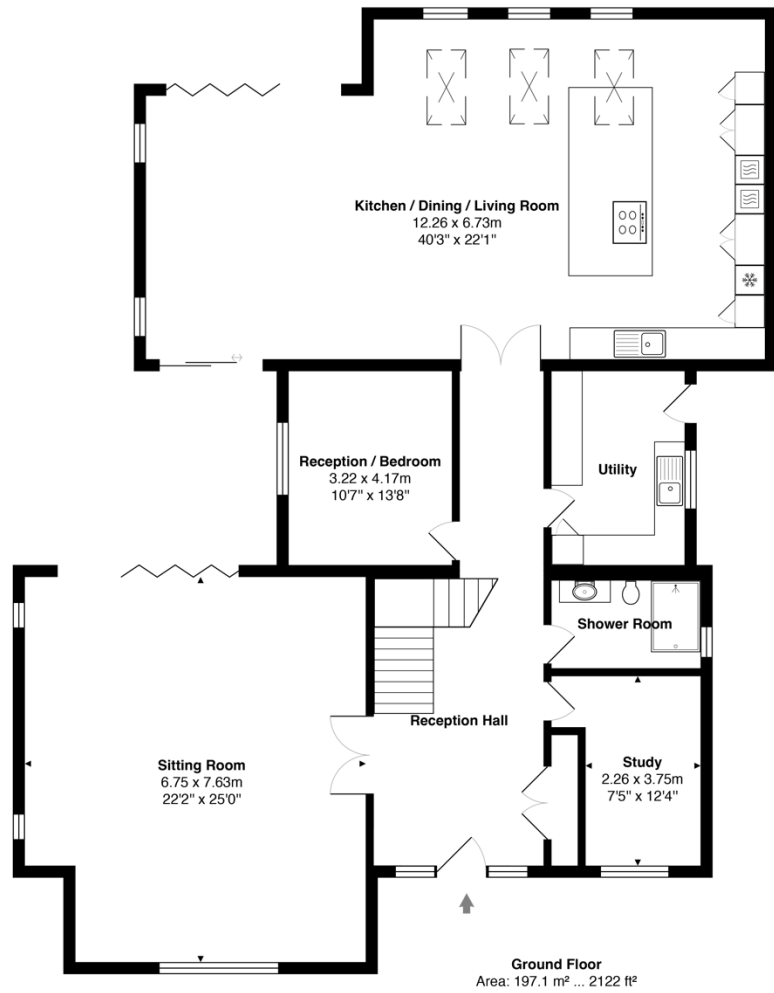
Energy Performance Certificate: C

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



17 Wraxhill Road, Street



Approximate gross internal floor area of main building - 306.9 m² / 3,304 ft²

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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