

# LODESTONE



*Conkers*









# Conkers, High Street, Stony Stratton

BA4 6DY

Guide Price: £550,000

3   
Bedrooms

2   
Bathrooms

3   
Receptions

## PROPERTY FEATURES

- Detached village property with lovely aspect over farmland
- Sizeable living accommodation plus conservatory
- Three double bedrooms, bathroom and ensuite
- Double garage, studio and plenty of parking, front and rear gardens
- Well maintained throughout - no chain
- Highly regarded Somerset village









Conkers is a detached chalet dwelling set in the sought after picturesque village of Stoney Stratton. Built circa 1993 the residence is full of charm with pine features and bathed in wonderful natural light. This village property has undergone transformation over the last few years, offering wonderful indoor and outdoor living space.

A glass panelled front door opens to a spacious carpeted hallway. This beckons on to the heart of the home, a sizeable open plan kitchen/diner with breathtaking views across an area of stunning natural beauty. Wood effect laminated floors enhance this wonderful family room along with a bright kitchen that gives an air of modern living. The kitchen has a built-in double oven and electric hob. This open plan living space flows into a wonderful conservatory with terracotta tiles and stone walling overlooking a pretty courtyard creating an idyllic setting to read morning papers or to watch the sun go down in the evening.



Off the hallway is a large sitting room with double aspect windows with views of St Peter's church. The room has an electric fire acting as a focal point. Completing this level is a downstairs cloakroom, and the master bedroom adorned with natural light overlooking the front garden with ensuite bathroom and modern power shower along with a spacious utility room with a door giving access to the side of the property.

From the hallway the property boasts a solid pine staircase ascending to a spacious landing area with fitted carpets and ample shelving. Off the landing are two extremely well-proportioned bedrooms with







stunning rural views. Also on this floor is a large family bathroom empathetically decorated with velux windows which radiate light.

### Outside

The entrance to this gorgeous home is approached via a well-designed tarmac driveway, complemented by side gates on either side of the house that bestow an air of privacy and security. The property is further enhanced by stone walling and wooden fencing that delineates its boundaries. Notably, a shared driveway entrance discreetly situated at the back of the property, provides access to the neighbour's house.

A charming outdoor courtyard area is situated just off the driveway, with a wooden crafted pergola entwined with climbing rose plants, ideal for leisurely reading and relaxing. Adjacent to this enchanting courtyard lies a delightful wooden garden studio, thoughtfully equipped with power supply, offering a cozy retreat that can seamlessly transform into an office, perfect for flexible workspace. This studio features a door that opens directly into a spacious double garage, complete with power supply and ample room for secure parking of two vehicles, as well as generous storage options.

The front garden serves as a tranquil space, adorned with lush shrubs and a well-established Acer tree.

At the rear of the property, expansive borders flourish with fragrant rosemary and honeysuckle, as well as a delightful variety of plants, complemented by box hedging. A greenhouse nestled within the stone wall boundary further enhances this garden space. The boundaries at the rear are defined by tasteful wooden fencing,





ensuring a blend of privacy and natural beauty, all while overlooking sweeping acres of verdant fields.

### **Situation**

Conkers is situated off a quiet village road in Stoney Stratton, a small village surrounded by rolling hills and lush green fields. The village lies east of 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.

Close by is the popular historic town of Bruton with its several well known restaurants, pubs and bars including the Old Pharmacy, At the Chapel and The Roth Bar and Grill.

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.

### **Schools**

There is a wide selection of schools in the area; Evercreech Primary School, King's School and Sexey's School in Bruton, Allhallows Prep School, Downside and Millfield all within easy reach.

### **Directions**

Postcode: BA4 6DY What three words: tape.bound.exonerate

**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:** F

**Guide Price:** £550,000

**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:** Oil

**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:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** N/A

**Rights and Easements:** right of way over drive to neighbouring property.

**Flood Risk:** Surface Water – very 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:** D

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.

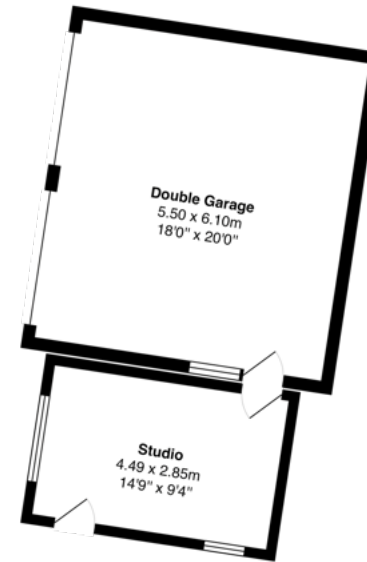
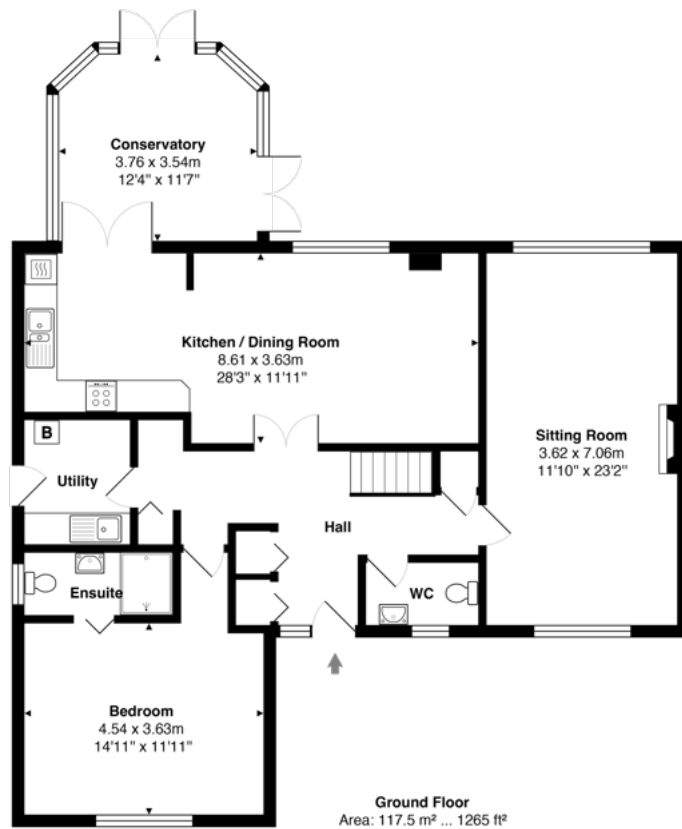
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you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





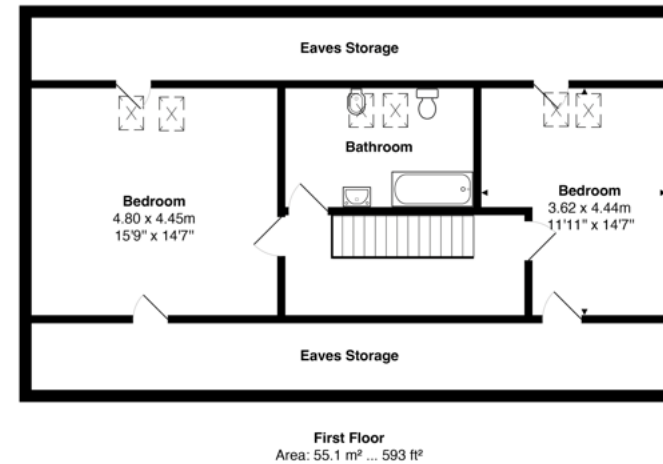


# Conkers, Stoney Stratton



Area: 33.5 m<sup>2</sup> ... 361 ft<sup>2</sup>

Area: 12.8 m<sup>2</sup> ... 138 ft<sup>2</sup>



Approximate gross internal floor area of main building - 172.6 m<sup>2</sup> / 1,858 ft<sup>2</sup> (excluding eaves storage)

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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