



£495,000

At a glance...



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**holland
& odam**

Fleet Cottage
Somerton Lane
Charlton Mackrell
Somerset
TA11 6AE

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place in Somerton follow B3165 Broad Street and continue into North Street. At the mini roundabout turn right onto Horse Mill Lane and at the T junction, turn left onto B3151. Take the first right onto B3153 and follow the road under the railway bridge and up Snap Hill. Turn right into Kingweston Road and follow into Charlton Mackrell. Fleet Cottage is located on your right hand side, indicated by a Holland & Odam sign.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system via radiators and underfloor heating in the kitchen and dining areas.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Charlton Mackrell is part of 'The Charltons' which also includes the neighbouring village Charlton Adam. Together they offer a School, Church, Community Hall & Recreational field and pub. Somerton is approximately 3 miles west and offers typical everyday amenities including some local, independent shops, Art Galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgery, opticians, TSB bank, churches and schools within the town. Charlton Mackrell is well positioned for travel, close to the A303, A37 and M5 with a well linked bus service and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

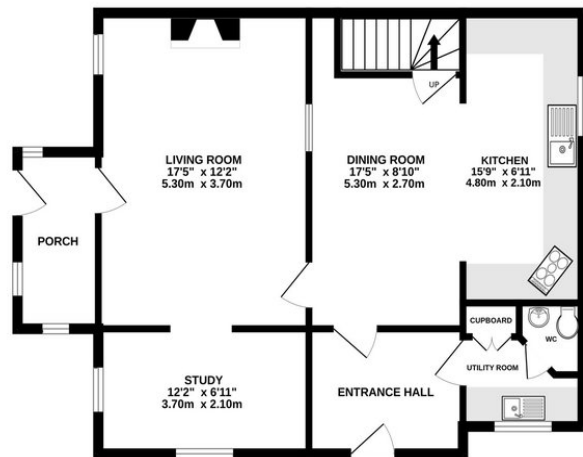
Insight

Offered with no onward chain, this charming and expansive semi-detached cottage in the sought after village of Charlton Mackrell was constructed in 1863 and offers a harmonious blend of character design and modern amenities. Offering accommodation over three floors, this is the perfect family home to embrace village life comprising a large entrance hall, utility room and WC, kitchen diner, living room with wood burning stove, study and rear porch. The first floor accommodation provides a master bedroom with ensuite and walk-in wardrobe, two further double bedrooms and a generous family bathroom. The top floor suite comprises a large landing, double bedroom and ensuite. A long cottage style garden, ideal for outdoor entertaining or relaxing with greenhouse and garden sheds. There is also a detached garage and ample driveway parking.

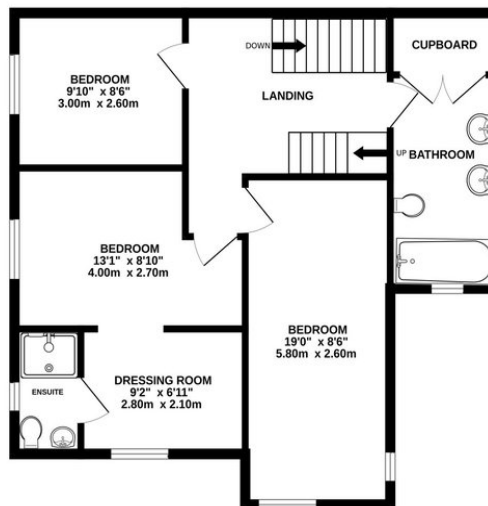
- Semi-detached natural stone Blue Lias cottage with attractive stone mullion windows
- Large and well appointed kitchen diner with built in appliances and a cosy living room boasting original beams, wood burning stove and solid oak flooring, continuing into the study
- Plenty of storage with a good size entrance hall and rear porch, utility room with WC and a convenient study
- Four generous bedrooms over two upper floors, with two of them having ensuite shower rooms in addition to the spacious family bathroom
- The top floor suite is flooded with natural light from the large Velux windows, overlooking the cottage garden
- Long, cottage style garden featuring a newly installed sandstone patio with herringbone clay paver BBQ area, making this the perfect entertaining space within a courtyard setting
- A generous lawn leads to the rear where there is a greenhouse for gardening enthusiasts and two sizeable sheds for storage or hobbies, with electric supply
- Detached garage with up and over door, stable door into the garden and ample off road parking



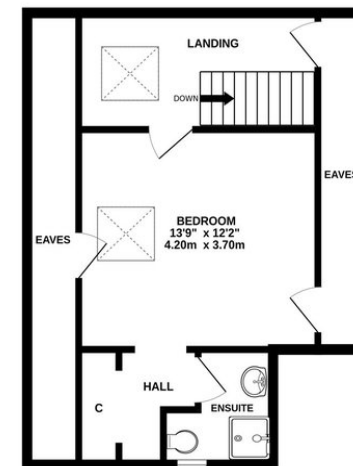
GROUND FLOOR
707 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.9 sq.m.) approx.



2ND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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