





£995,000

**To View:**

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk

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Energy Rating **B**

**Council Tax Band**



**Services**

Mains electricity, water and drainage are connected. Air Source central heating system.

**Local Authority**

Somerset Council

03001232224

somerset.gov.uk

**Tenure**

Freehold

Estate/Management Charges £250 pa

## Directions

Proceeding from the town of Street follow the B3151 towards Somerton. After approximately 2.5 miles you will arrive at Compton Dundon. Pass a garage and at the War Memorial turn left into Compton Street. Proceed around a sharp bend to the left and proceed along the lane where The Barns will be identified on the right hand side identified by a sale board.

## Description

The Barns is an exclusive courtyard development of impressive family homes. Being perfectly positioned on Home Farm's former farmyard and consisting of just seven spacious, architecturally prominent homes, complete with thoughtful open plan living and entertaining spaces, design led interiors and gorgeous country gardens. All two, four and five-bedroomed family homes are all finished to an impeccable standard and set within an attractive private courtyard. Beautiful bespoke kitchens, underfloor heating, natural finishes, Ultrafast Full Fibre broadband is, of course, a must and together with the highest specifications throughout have contributed to modern day farmhouses of distinction. The village of Compton Dundon is located within easy reach of Somerton, Taunton and Street, surrounded by towns, villages and countryside that epitomise the very best of English countryside living. The village benefits from great links to the area's many excellent schools, including Millfield, one of the UK's leading independent educational establishments. The Barns is simply a perfect collection of country homes providing your family with their very best life.

Set within its own south west facing garden, Hummingbird Barn, with its independent coach house, is as unique as every other home at The Barns. Meeting every modern family's needs with four generous bedrooms (master with ensuite and dressing room) four bathrooms/shower rooms, study, a spacious open plan kitchen dining with french doors to the gardens and living area but also a separate large sitting room again opening through to the gardens via generous bifolding doors, utility/boot room and double garage.

## Location

Compton Dundon's location offers the best of all worlds, with cultural offerings and first-class cuisine catered for by the county town of Taunton and nearby Wells and Glastonbury, the highly acclaimed bistros, café bars and restaurants of tiny Bruton and the shops of Somerset's largest village, Street. Meanwhile the miles of countryside, huge skies and rolling hills offer escapes into the fresh air and a plethora of locations for dog-walking and family outings. Situated in a prominent position above The Barns, Dundon Beacon is an Iron Age hill fort and historical landmark set within its own nature reserve that offers stunning and far reaching views over the village and beyond. The village of Compton Dundon is peaceful and idyllic, bordering the Somerset Levels to the west and the Polden Hills, rich in natural beauty, to the east. It has an array of local and very well attended amenities including a traditional pub, an active village hall, the quintessential local cricket club and church, while the amenities of Street are only two miles to the north and Somerton three miles south. The A303 provides easy commuter access to Bath, Bristol, Yeovil and beyond with the train station at Castle Cary having direct services to London Paddington and other mainline stations, allowing easy access to city life from your new home in the countryside.

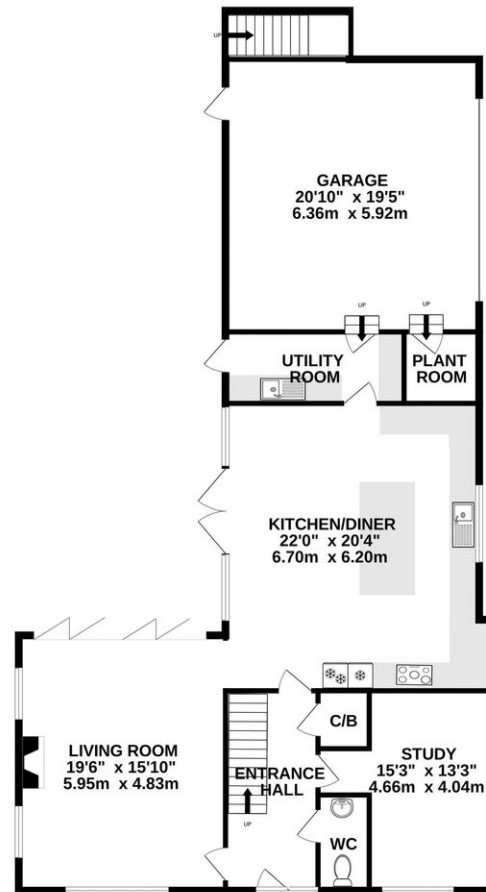
Our childrens' education is of paramount importance so choosing the best school is absolutely crucial, and Compton Dundon couldn't be better served by three of the finest educational establishments in the South West. Millfield School in Street has a global reputation for not only sporting prowess but academic study and cultural endeavours are equally valued at this exceptional school which caters from kindergarten to a highly acclaimed sixth form. "The Millfield Way" brings together key staff into a child's life in such a way that is completely unique by tailoring the education programme to every student's passion and needs then placing them at the heart of the learning process. Well's Cathedral School is an independent school with private day and boarding schools for children aged two to eighteen. King's Bruton - another independent fully co-educational, secondary, boarding and day school for thirteen to eighteen year olds. The key to its success and sustained popularity is the combination of its relatively small student population with a second to none education. A little further afield is Taunton's King's College and Queen's College - both co-educational independent schools with a long and distinguished past and respected reputations. Hazlegrove Prep School in Sparkford is a co-ed, independent, pre-prep and prep school for children aged two to thirteen years. Sherborne School is an all boys' boarding school located in north-west Dorset. All of these excellent establishments are designed to offer students the best opportunities that life can offer, thus helping your children maximise and fulfil their true potential and excel in all areas of learning and creativity.



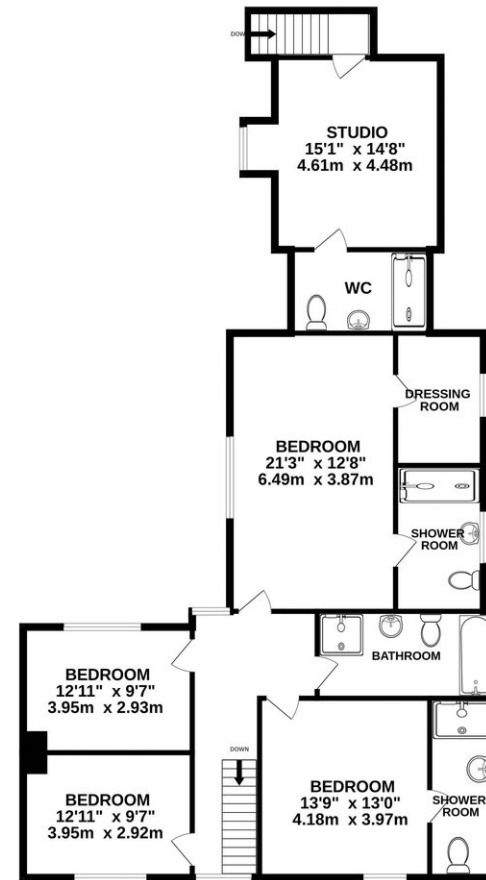
- This spectacular home covers in excess of 3000 sq ft of flexible accommodation that is finished to exceptional standards throughout and will appeal to a multitude of buyers
- Built to an exceptional specification in conjunction award winning architects and designers to create bespoke properties that stand out
- Bespoke kitchen by award winning kitchen designer Tim Baber with matching utility/boot room, appointed with solid work surfaces and branded integrated appliances including instant boiler water tap
- Boasting spacious reception space including living room with wood burner, snug opening onto the garden, kitchen/dining plus a large top floor study/studio over the garage
- Four generously proportioned double bedrooms complimented by beautifully designed bathrooms including a master bedroom suite with bathroom and dressing room
- Beautifully landscaped front and rear gardens, driveway parking and double garage with remote control doors
- Exceptional quality fixtures and fittings including exquisite large format Italian tiles, Aluminium windows and bi-folding doors throughout and The English Door Company front door
- Superbly designed and built for 21st century living, benefitting from air sourced heating, Ultrafast broadband and electric car charging points
- Exclusive courtyard development within the heart of the village just a mere five-minute drive to Millfield school
- Enjoy peace of mind with a comprehensive 10-year Buildzone warranty



GROUND FLOOR  
1593 sq.ft. (148.0 sq.m.) approx.



1ST FLOOR  
1428 sq.ft. (132.6 sq.m.) approx.



TOTAL FLOOR AREA : 3021 sq.ft. (280.6 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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