



£520,000

*At a glance...*



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**holland  
& odam**

Alderley  
Peddles Lane  
Charlton Mackrell  
Somerton  
Somerset  
TA11 6AQ

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)





## Directions

From Market Place, Somerton, turn left onto Broad Street and take the second exit at the mini roundabout onto Horse Mill Lane.

At the end of the road, turn left onto Lodge Hill, then take the next right onto B3153.

At the top of the hill, turn right onto Kingweston Road before turning left onto Peddles Lane.

The property can be found on your right hand side.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://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

A spacious and extended modern detached home situated in a rural village location along Peddles Lane in Charlton Mackrell, offering well-presented and versatile accommodation. Upon entering, you are welcomed by a generous entrance hall with a turning staircase leading to the first floor.

The hall provides access to the principal living spaces, including a thoughtfully designed kitchen/family/dining room, ideal for entertaining. The kitchen overlooks the rear garden and features a range of fitted cupboards, an inset Belfast sink, gas Range cooker, American-style fridge/freezer and space for dishwasher. Adjacent to the kitchen is a practical utility room, complete with a rear-facing window, central heating boiler, and external side access.

The family/dining area benefits from a fireplace with an inset wood-burning stove and two front-facing windows, creating a welcoming yet functional space. The lounge enjoys a double aspect, a feature fireplace with another wood-burning stove, and double French doors opening onto a large covered veranda, perfect for indoor-outdoor living. The first floor comprises four well-proportioned bedrooms. The master bedroom, with its rear-facing aspect, has been extended with a well appointed en-suite shower room. Bedrooms two and three enjoy front-facing aspects, while bedroom four overlooks the rear garden. A family bathroom completes the accommodation, offering a fully fitted white suite and a rear-facing window.

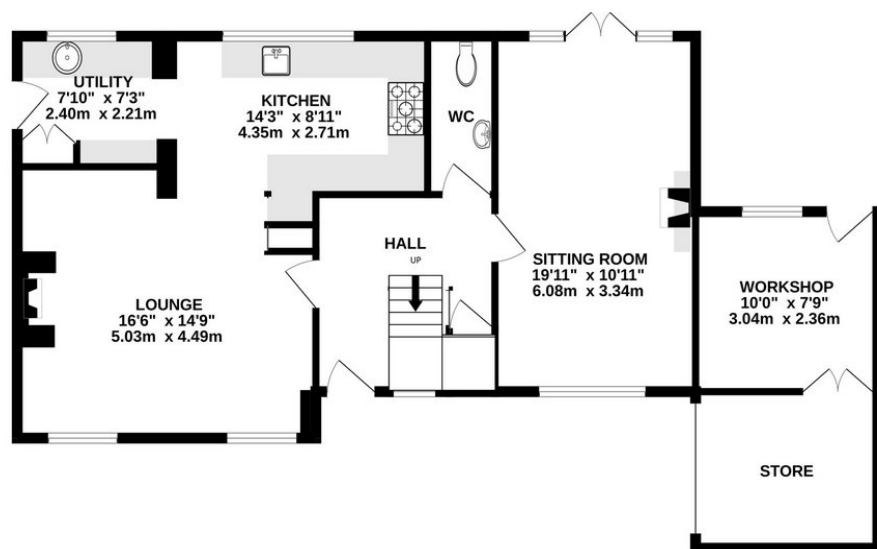
The property features a spacious driveway with additional off-road parking provided by a privately owned pull-in along the front boundary, offering ample parking options. There is also a private rear garden with views backing onto fields and plenty of side storage.



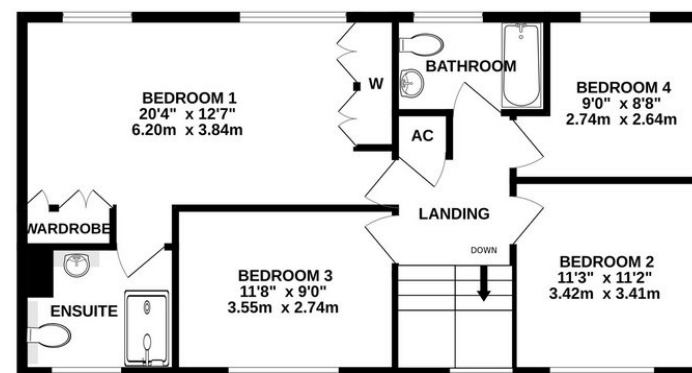
- Peaceful rural setting with country views
- Extended modern detached home with well-proportioned accommodation
- Spacious open-plan kitchen, living, and dining area designed for comfortable family living and socialising
- Additional reception room offering flexible layout options
- Master bedroom and en-suite shower room, and three generous bedrooms are serviced by the family bathroom
- Ample driveway to the front and large garden to the rear with an impressive covered veranda



GROUND FLOOR  
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR  
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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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