



£495,000

At a glance...



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**holland
& odam**

Windmill View
Hayes Road
Compton Dundon
Somerton
Somerset
TA11 6PF

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place in Somerton, turn left onto Broad Street and follow the road to the mini roundabout where you will turn right. At the T junction turn left onto B3151 and follow the road through Littleton towards Compton Dundon, for approximately 3 miles. Turn left onto Ham Lane, after 0.6 mi turn right on Hayes Road, follow for 0.7mi and the property will be on the left.

Services

Mains electricity and water are connected. Private drainage via septic tank. Oil fired central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Compton Dundon is a rural village having 62 acres of beautifully managed woodland providing stunning viewpoints, landscapes and wildlife yet still convenient for fantastic schools and local shops. The historic centres of Glastonbury and Wells, and Street, home to popular shopping destination Clarks Village are all on your doorstep and close to A37 connecting you to the coast in less than an hour. A highly regarded active village enjoying a pub, the Castlebrook Inn, a super village hall and Church. The thriving town of Street provides an excellent range of shopping facilities and everyday amenities and home to prestigious Millfield School. The charming town of Somerton is also nearby, a popular market town with plenty of facilities, superb eating places and an art centre. Castle Cary Railway Station (London Paddington) 13 miles, A303 Podimore Junction 7 miles.

Insight

Set on a generous plot, this three-bedroom detached home enjoys an enviable position in the sought-after village of Compton Dundon. With far-reaching views and a generous garden, the property offers an excellent blend of space, setting, and potential.

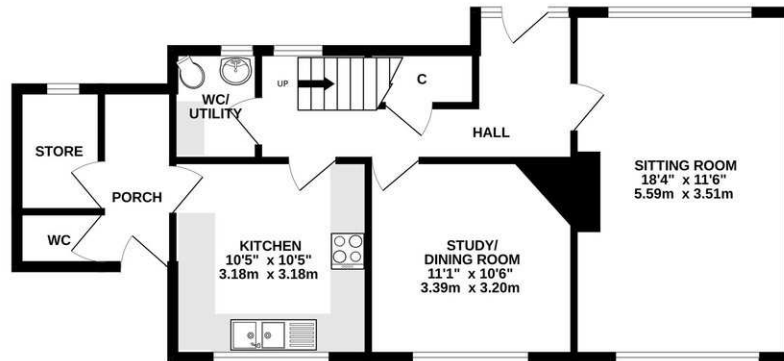
The accommodation is thoughtfully arranged, with a welcoming entrance hall leading through to a light-filled sitting room, a well-proportioned kitchen with adjoining utility/WC, and a versatile study or dining room. On the first floor, there are three generously sized bedrooms, including a wonderful principal bedroom enjoying open views, along with a family bathroom and useful built-in storage.

Outside, the property really comes into its own. Set within a generous plot, it enjoys extensive gardens that provide plenty of space for family life, entertaining, or those with a passion for gardening and landscaping. The size and configuration of the grounds also offer exciting scope to extend or further develop the house (subject to planning), giving buyers the chance to create a truly individual home in this highly sought-after location.

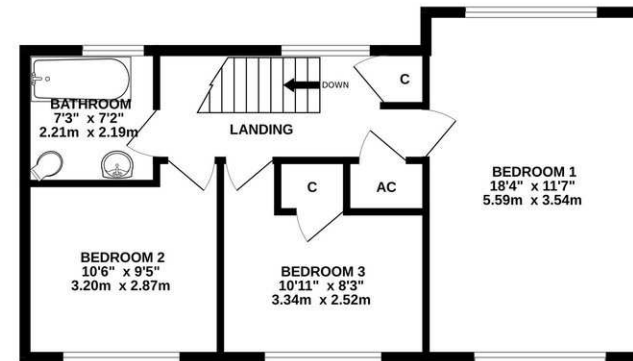
- Detached 3-bedroom home
- Spacious sitting room and flexible reception space
- Kitchen with utility/WC and additional storage
- Generous principal bedroom
- Lovely views from the property
- Set on a good-sized plot
- Located in a desirable and sought-after area



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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