

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



COLLINA, HAM LANE, COMPTON DUNDON, SOMERTON, TA11 6PQ



**COLLINA, HAM LANE, COMPTON DUNDON,
SOMERTON, TA11 6PQ**

Street and Somerton about 3 miles, Glastonbury 5 miles, Wells 11 miles, Yeovil 12 miles, M5 (J23) 24 miles, A303 (Podimore) 7 miles, Bath 35 miles, Bristol 31 miles, Bristol Airport 28 miles.

An excellent, four bedroom family home, with the benefit of 24 solar panels and a battery (super economical), in a popular village, location surrounded by glorious rolling countryside.

The house has an entrance hall, downstairs shower room, sitting room, garden room, dining room, kitchen, four bedrooms and a family bathroom.

Outside there are delightful, gardens to the front and rear backing onto attractive farmland, plenty of parking, a single garage, block shed, summer house, and garden tool shed.

Location

Ham Lane is a quiet residential lane in Compton Dundon which leads along the foot of Dundon Beacon. The house has great privacy within mature gardens with attractive farmland to the front and rear and fabulous views. There is a strong sense of community and neighbourly support.

The post office/village hall is located 300mts away and it hosts regular community events, and there are playing fields and a playground. Street, the location of Millfield School and Somerton provide further amenities within 3 miles.

Description

An extremely well-maintained family home constructed in 1980. The house sits centrally within its plot and has scope for further extension if required. The accommodation is spacious and comfortable, and the views are glorious. Much thought and care has gone into creating an extremely attractive garden with great variety.





Accommodation

The front door opens to a reception hall, on the right is a shower room with w.c.. *It is worth noting that this room has been extended, it could revert back to its original size and have a doorway reinstated into the dining room.*

To the left the sitting room has a window overlooking the front garden, and stone chimney breast with log burning stove as a focal point. A glazed door gives access to the dining room and double-glazed French doors open into the garden room, making this a bright and yet cozy space.

The garden room has two large windows overlooking the very pleasing back garden. It extends along the back of the house and provides access to the kitchen and the dining room through glazed sliding doors. The kitchen has fitted units, integrated dishwasher, fridge and eye-level double ovens. There is space for a washing machine and a window overlooks the garden.

Upstairs there are 4 bedrooms and a family bathroom. All of the bedrooms have charming far-reaching views. The loft has a ladder and a light, it is partially boarded for storage.

Outside

To the front of the property a block paved drive provides parking in front of the single garage. A path leads to the front door through an attractive lawned garden with floral borders.

To the west of the house an ornate, wrought iron gate opens to a block paved path, which leads to the enclosed south facing rear garden. Here there are various terraces interwoven with gravel paths, which meander through extremely attractive, floral beds, and lawns. Mature, fruiting trees, such as Blenheim and Newton Wonder apples, a pear and crab-apple amongst others give the garden structure and shade. The outlook over, undulating farmland to the wooded Dundon Beacon is enchanting.

Within the garden, there is an attractive timber summer house, a tool shed, and a block built garden shed.





Tenure and other points

Freehold. Mains drainage and electricity.

Oil fired central heating and hot water.

24 x solar panels (2011), battery (2021). It's worth noting that this is an extremely economical house to run the national grid provides approximately £2000 pounds payback a year.

Council Tax band E. EPC rating TBC.

About the Area

Compton Dundon is a village midway between the towns of Somerton and Street which are linked by the B3151. Ham Lane is a small country lane with probably no through traffic.

The house backs onto The Beacon which is an iron age hill fort, designated as an ancient monument.

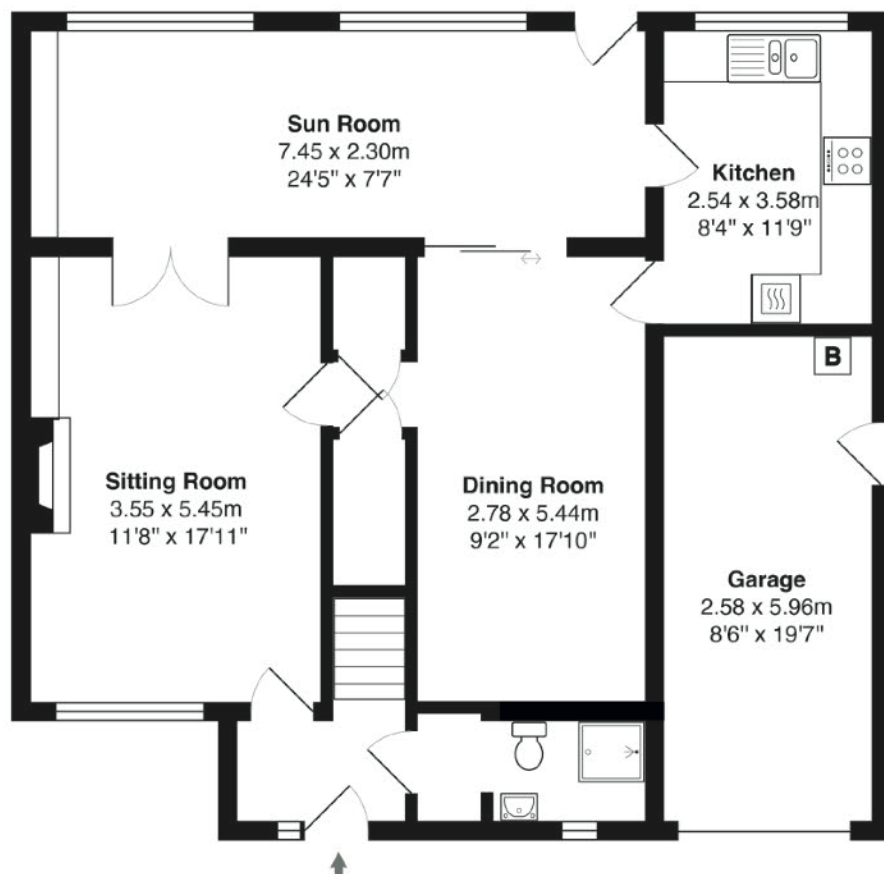
Dundon Beacon is a special and species-rich nature reserve, managed by Somerset Wildlife Trust, now being returned to ancient oak woodland with managed coppice and restored grass downland. It's accessed by a footpath and is as pleasant a country walk as can be found.

Close by is 'Lollover Hill, ' reputedly the viewing point of the Battle of Sedgemoor in 1685.

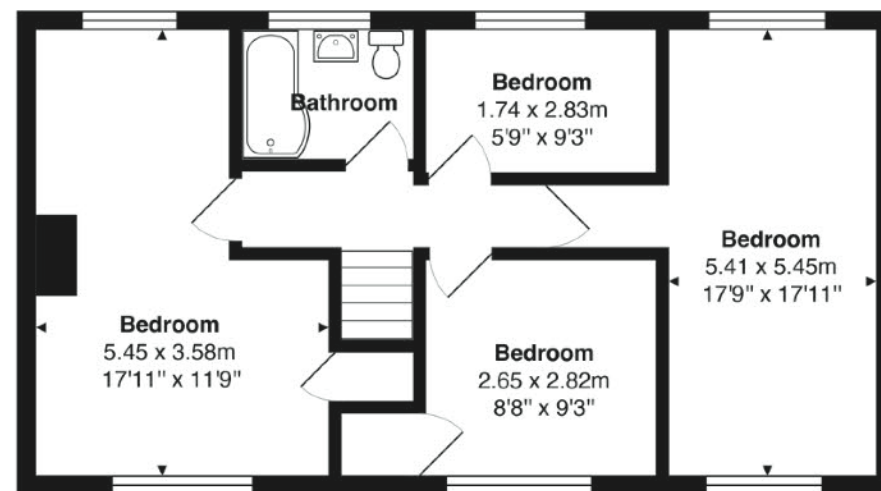
Between these hills is Compton Dundon Church. A sweet little parish church sitting on the site of a prehistoric grove and noteworthy for its ancient yew trees believed to date back 1,700 years.



Collina, Compton Dundon



Approximate gross internal floor area of main building - 151.6 m² / 1,632 ft²



Ground Floor
Area: 95.4 m² ... 1027 ft²

First Floor
Area: 56.2 m² ... 605 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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