

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



THE WOODS, KINGWESTON ROAD, CHARLTON MACKRELL, SOMERSET, TA11 6AH



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SOMERTON, SOMERSET, TA11 6AH

Somerton 3 miles, Castle Cary 8 Miles, Street 6 miles, Glastonbury 8 miles, Wells 14 miles, Yeovil 11 miles, A303 3 miles, Bath 29 miles, Bristol 32 miles.

A highly attractive four bedroom thatched cottage, situated within a popular Somerset village, close to Street, Castle Cary and Somerton, and enjoying a plot approaching three quarters of an acre of beautiful gardens.

The versatile accommodation includes four double bedrooms with one on the ground floor, three reception rooms, three bathrooms, kitchen, pantry and utility room. The flexible layout of the cottage provides an opportunity to create an integral annex if required.

The cottage sits back from the road and within a beautiful plot of approaching three quarters of an acre of mature, well-tended gardens, a 25' x 18' garage/workshop and a large, gravelled driveway.

Location

The Woods is situated in the heart of the pretty Somerset village of Charlton Mackrell, made up for the most part with period stone-built houses and cottages for which the area is well known.

The villages of Charlton Mackrell and Charlton Adam lie close together and share amenities such as the well-regarded village primary school, whilst nearby are a selection of pubs within neighbouring villages. There are numerous beautiful countryside walks and footpaths nearby.

The market towns of Somerton and Castle Cary are close by and for further amenities the towns of Somerton, Glastonbury, Street, Wells and Yeovil offer comprehensive shopping. The County town of Taunton as well as the cultural centre of Bath and the commercial city of Bristol are also all within easy commuting distance.

There are a wide range of clubs and societies (cultural and sporting) and excellent state & independent schools in the area including the world-renowned Millfield School as well as and Crispin, Wells Blue and St Dunstons secondary schools, Strode College, as well as several well regarded infant and primary schools in the local towns and villages.





Further amenities include a doctor's surgery, dentists, hairdressers, leisure facilities and a very popular theatre/cinema to name a few. Castle Cary is the nearest train station with fast links to London.

Accommodation

Dating back to the 17th Century, The Woods is a beautiful grade II listed property that offers plenty of versatile, exceptionally well-presented accommodation and beautiful gardens, blended with a wealth of character and charm.

In keeping with many of the surrounding properties within the local area, it is constructed from local Blue Lias stone and sits under a largely thatched roof. With mature wisteria and roses growing across the front façade and generous surrounding plot of stunning gardens, it offers a real 'chocolate box' appearance.

The property benefits from three points of access, with the main being a wonderfully old, solid wooden door under a thatched canopy which is situated at the side of the property.

Upon entering, you are immediately greeted by a wealth of character in the family room, features that run throughout this remarkable home. These include flagstone flooring, exposed wall masonry, original beams, an exposed brick fireplace with cast iron gas stove inset and an elm cabinet built into the recess.

From here, the separate kitchen and breakfast room are off to the right, with the kitchen providing further access into the vary handy additional pantry and separate utility room.

The breakfast room enjoys windows over the easterly aspect and so benefits from the morning sun with a view across the rear garden, and is complemented by slate flooring, neutral décor and exposed beams.

The kitchen has been recently replaced by the current owners and comprises an exceptionally well appointed range of sage green shaker style cabinetry under oak worktops, a Belfast sink with mixer tap and a cream-coloured range oven. The kitchen is also complemented by slate flooring, neutral décor and exposed beams.

The utility provides space and plumbing for laundry facilities, a ceramic countertop sink, additional cabinetry, slate flooring and access out to the rear garden, whilst the pantry provides space for a fridge/freezer and further storage.





At the front of the property sits the bright and spacious sitting room with flagstone flooring and bay window overlooking the front garden, which is a delight in the summer months, whilst the exposed stone fireplace with inset cast iron stove make the room a wonderful space to cosy up in during the colder ones.

An inner hallway provides access to the first floor and out to the rear part of the house, where you will find a useful study area, a very well-appointed ground floor shower room and large 4th bedroom or home office. Additionally, there is a further entrance into the cottage here, giving rise to the opportunity of creating an annex within this part of the property, should the need arise.

Upon the first floor are three further generous double bedrooms and two bathrooms, one of which is an ensuite. All rooms have been tastefully decorated, whilst the landing offers stunning stripped wooden flooring and exposed beams, which are very much in keeping with the character of the cottage. Both bathrooms have been exceptionally well appointed and offer roll edge, claw feet bath tubs, along with wash basins and loos.

Outside

The cottage sits within a wonderful plot approaching three quarters of an acre of beautiful, private gardens. To the front of the cottage lies a pretty, lawned garden with a variety of trees, as well as a large circular gravelled driveway and access to the garage/workshop. There are a variety of mature shrubs on offer, whilst a flagstone pathway leads to the front of the cottage and around to the rear garden.

At the rear, the beautiful meandering garden is stocked with a wealth of plants, mature shrubs and trees, all of which ensure a wealth of flora and fauna all year round, as well as many private seating areas to enjoy entertaining or al fresco dining from. Within the garden, there is a delightful winterbourne babbling brook that runs along the borders of the garden and is criss-crossed by small wooden bridges, an original well, a sizeable summer house and herb garden and gated access to a small orchard and wildflower garden, a potting shed & greenhouse.

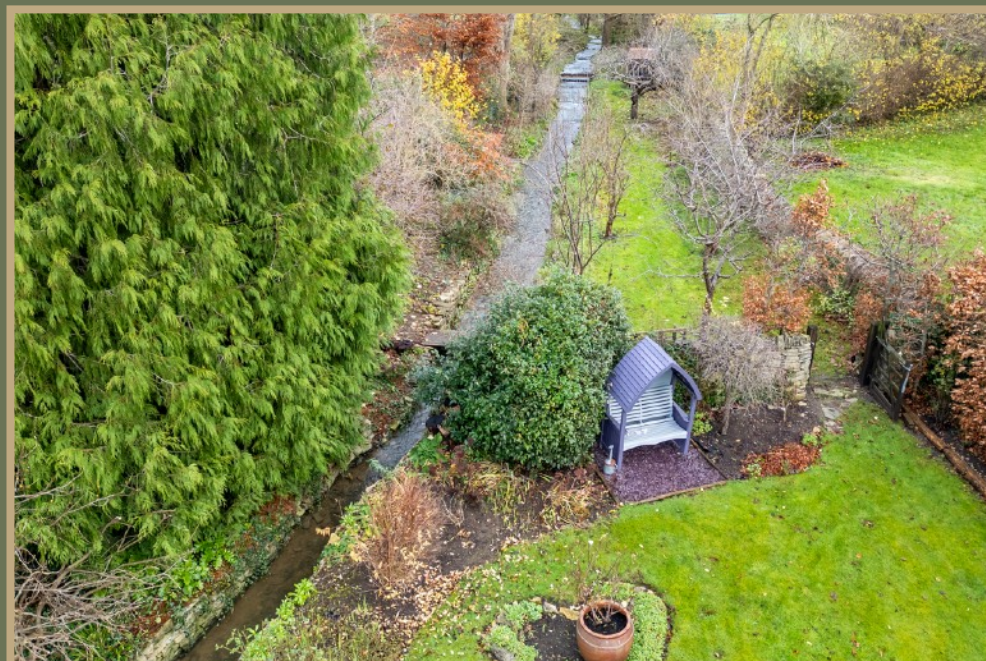
Other Points

Freehold

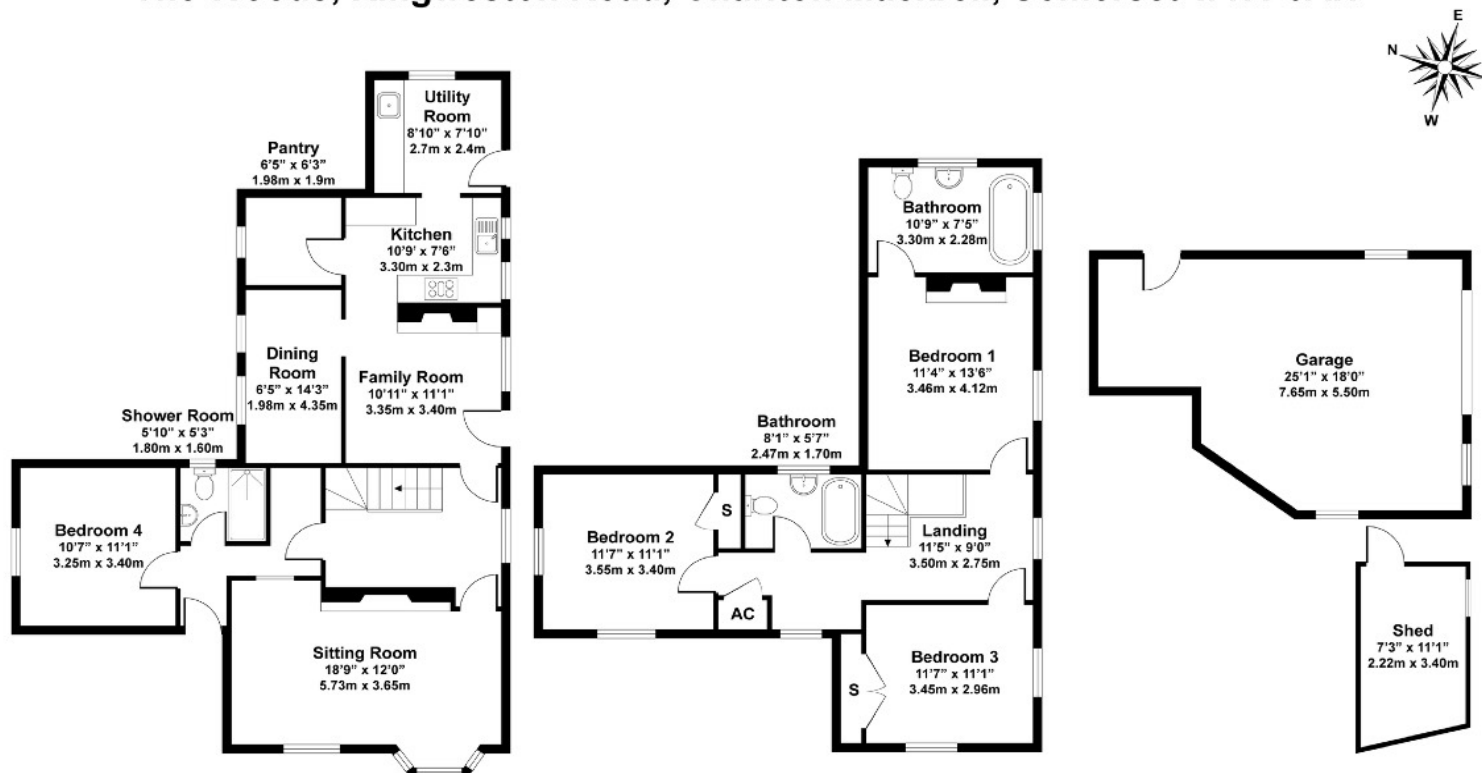
Grade II listed, EPC exempt

Somerset Council, Tax Band F

Mains water, drainage and electricity all connected. Gas central heating with recently installed boiler.



The Woods, Kingweston Road, Charlton Mackrell, Somerset TA11 6AH



Approximate Gross Internal Area

Ground Floor: 944 sqft - 87.7 sqm
First Floor: 727 sqft - 67.5 sqm
Garage: 370 sqft - 34.4 sqm
Shed: 86 sqft - 8 sqm
Total: 2127 sqft - 197.6 sqm

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. 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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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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