

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



PINEWOOD HOUSE, 18 PINEWOOD, SOMERTON, SOMERSET, TA11 6JR







**PINEWOOD HOUSE,  
18 PINWOOD, SOMERTON TA11 6JR**

*Glastonbury 8 miles, Street 6 miles, Langport 4 miles. Castle Cary 10 miles (Paddington 1.5 hours). Yeovil 12 miles (Waterloo 2.5 hours). Taunton/M5 (J25) 16 miles. A303 3.5 miles (Distances & times approximate).*

A beautifully presented, three bedroom detached family home, set centrally within its own grounds and enjoying excellent privacy, in this popular residential area close to Somerton town centre.

With generous and versatile accommodation, one of the reception rooms could easily provide fourth bedroom on the ground floor, with shower room adjacent.

Pinewood House has been lovingly refurbished by the current owners and enjoys spacious accommodation including a reception hall, sitting room, dining room/4th bedroom, kitchen breakfast/family room, garden room, utility, three first floor bedrooms, family bathroom and a shower room.

There is ample secure, gated parking, a garage, log store and lovely mature gardens surrounding the property, with a summer house and large shed.

**Accommodation**

Pinewood was built in 1910 having been the original 'Pinewood' house and continues to be one of the most prominent homes within this residential part of Somerton. The house retains many character features throughout, typical of its era including picture rails, bay windows, high ceilings and ornate ceiling roses. It is set back from the lane, behind a set of gates which open to a parking area in front of the property.

A porch shelters the front door which in turn enters the inviting entrance hall. This is a fabulous room in which to welcome guests and is full of period details with light pouring in through the south facing bay window. The main living rooms lead off the reception hall, notably the sitting room, dining room and breakfast room.

The sitting and dining rooms are both light and airy reception rooms which can be flexible for use. Either one of the two rooms could be used as a ground floor bedroom and there is a shower room just across the hall at the foot of the stairs. Both rooms have bay windows, French doors out to the garden and fireplaces; one with an inset gas stove and the other with a wood burner.







The kitchen has been totally refurbished with new appliances including a Neff double oven with microwave function, induction hob and integral Bosch dishwasher. There are sleek high gloss units with plenty of storage provided and an adjoining utility/pantry. The kitchen itself has a triple aspect with a stable style door leading out towards the garage.

Off the kitchen there is a lovely relaxed seating area which could be used as a breakfast or family room and at the back of the house there is a garden room extension which has been totally re-roofed and insulated, as has the kitchen. The garden room also benefits from power and radiators, therefore can be enjoyed all year round.

Leading up the stairs, there is the aforementioned shower room which has been completely updated and at the same time the owners also upgraded the family bathroom on the first floor. The family bathroom is generously proportioned and enjoys a bath, separate walk-in shower, twin basins and loo.

All three main bedrooms are comfortable doubles and each have built in wardrobes. Two of the rooms also have a pretty feature fireplace. Accessed from the landing, there is an airing cupboard and loft hatch.

### **Outside**

The parking area is secured by a set of gates and is large enough to fit many vehicles. Additionally, a detached garage which has an electric up-and-over door plus a pedestrian side door, as well as a log store with power.

The gardens are incredibly well maintained with an expansive lawn, surrounding borders and well-established trees and shrubbery. There complete privacy throughout the garden and security offered by the perimeter fencing. Also within the garden there is a summer house which could be used as a home office and a garden shed.

### **Tenure and Other points**

Freehold

Not listed

Mains gas, water, drainage and electricity all connected.

Energy Performance Rating: D

Somerset Council - Council Tax Band: F







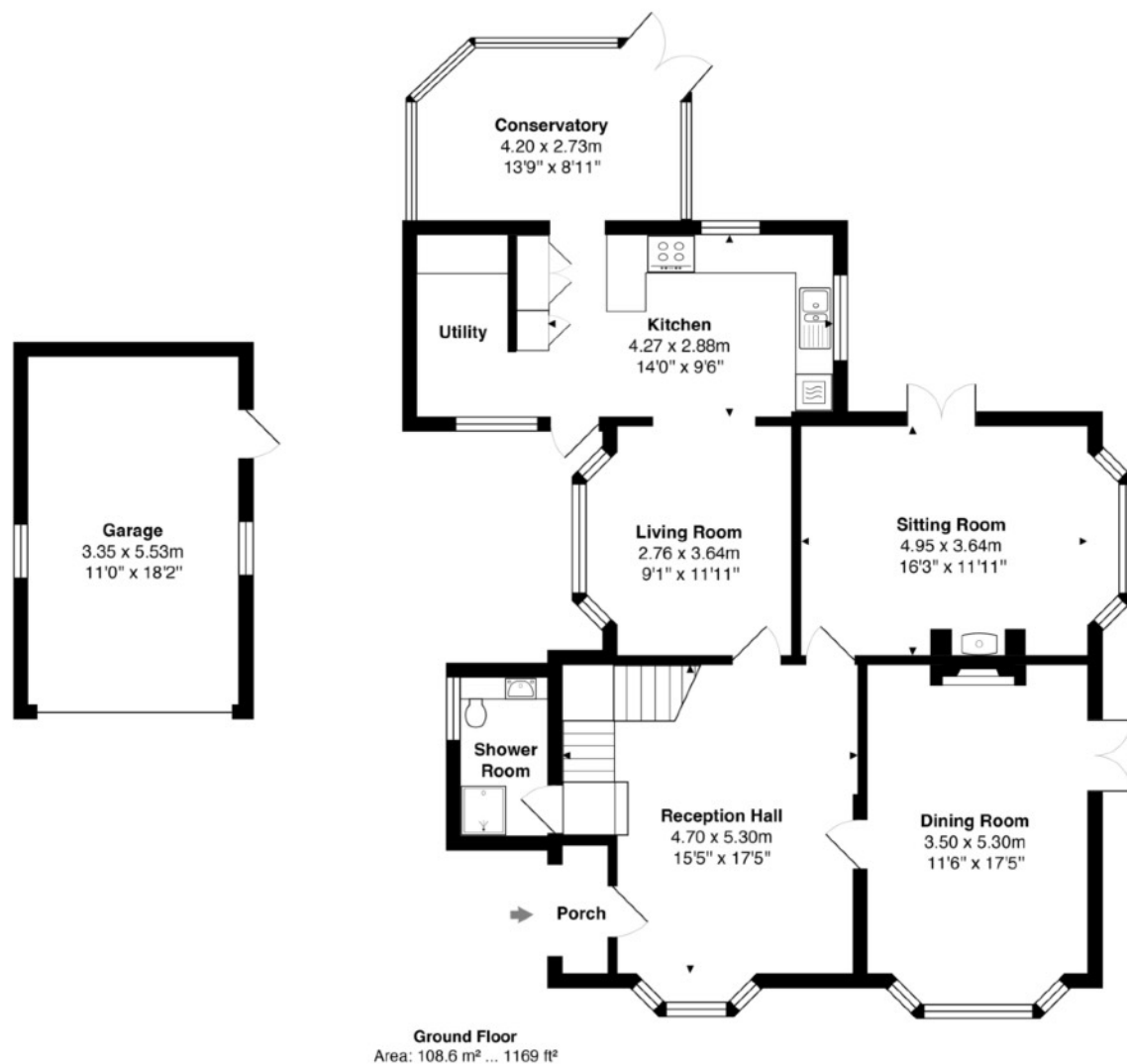


***About the area***

*Somerton was an important town in Roman times eventually became the capital of Wessex. It's now a thriving Market Town in the heart of Somerset yet with easy road access via the A303 road a few miles south and the main line rail station at Castle Cary. Somerton provides a wide range of local services including a two small supermarkets, Doctors Surgery, Library, Butchers, Newsagent, Chemist and Post Office. Close by are other small towns including Street, Glastonbury, Wells, Castle Cary, Yeovil and Sherborne whilst Bristol, Bath and Taunton are also within easy reach.*

*There are excellent state and independent schools locally which include a well-respected primary school in Somerton and secondary schools (and 6th form college) in Street and Huish Episcopi. Independent schools include, Millfield (at Street & Glastonbury), Wells Cathedral, Downside, All Hallows and the schools at Bruton and Sherborne. There are lots of good restaurants and pubs in the town and surrounding villages, and most sporting, cultural and social requirements can be met.*





## Pinewood House, Somerton



Approximate gross internal floor area of main building - 178.1 m<sup>2</sup> / 1,917 ft<sup>2</sup>



**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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