

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



LITTLEMOORS, COMPTON STREET, COMPTON DUNDON, SOMERTON, TA11 6PS







**LITTLEMOORS,  
COMPTON STREET, COMPTON DUNDON, SOMERTON, TA11 6PS**

*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.*

A wonderfully spacious, four bedroom detached family home offering great potential to improve, set in a quiet position within in a popular village and backing onto glorious, rolling countryside.

The house has an entrance hall, dual aspect sitting room, dining room, kitchen, utility, downstairs shower room, four bedrooms, master ensuite and a family bathroom.

The property sits within a generous plot with the rear garden backing onto attractive, rambling countryside, whilst at the front plenty of parking, a double garage and a walled garden.

**Offers in excess of £525,000**

**Location**

Compton Street is a quiet residential lane at the foot of Coombe Hill, within Compton Dundon. The house offers plenty of generous living space and good sized gardens that back onto attractive countryside to the rear and enjoys fabulous views. There is a strong sense of community and neighbourly support.

The village hall is located approximately 300mts away and it hosts regular community events, and there are playing fields and a playground, as well as a village pub within walking distance.

Street, the location of Millfield School and Clarks Village and the historical town of Somerton both provide further amenities within 3 miles.

**Description**

A very well designed family home, constructed in 1988 with stone facades and mullion windows, offering very comfortable accommodation and now in need of some refurbishment. The house sits centrally within a generous plot and has scope for further extension if required. The accommodation is spacious and versatile, and the views to the rear glorious and far reaching.









### **Accommodation**

The front door is protected from the elements by a storm canopy and opens to a spacious reception hall. To the right sits the dual aspect sitting room, which offers sliding doors out onto the rear garden and an open fireplace with stone surround making this a bright and yet cozy space, whilst to the rear of the house sits the kitchen and dining room.

The dining room enjoys an outlook over the rear garden and fields beyond, whilst providing ample space for a large table and chairs for dining or entertaining, an archway then opens directly into the kitchen.

The kitchen has a range of fitted units and workspaces, an integrated hob and oven and a breakfast bar. A large window overlooks the garden and countryside at the rear, whilst a door leads through to the utility room and shower room. The utility offers plenty of practical space, as well as plumbing for laundry facilities, an additional sink and storage units and an external door to the side of the house. The downstairs shower room provides a shower enclosure with fitted electric shower and wc.

Upstairs there are four good sized double bedrooms and a family bathroom. All of the bedrooms have fitted wardrobes, whilst the master bedroom also has the benefit of an ensuite shower room. The house has been cleverly designed so that three of the four bedrooms enjoy the wonderful views to the rear.

### **Outside**

To the front of the property a tarmac drive provides plenty of parking, leading up to the double garage. An attractive lawned garden is enclosed by low level walling and offers a selection of small trees and planted borders.

A pathway to the side of the house leads around to the rear garden which is largely laid to lawn with a selection of mature shrubs, whilst a patio immediately abuts the house making it ideal for outside dining whilst enjoying the enchanting westerly views over the local countryside.









**Tenure and other points**

Freehold.

Mains drainage and electricity.

Oil fired central heating and hot water.

Boiler and electrical consumer unit replaced 2023/2024.

Somerset Council - Council Tax band F.

EPC rating E

**About the Area**

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

*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.*

**Important Notes**

*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. Buyers must rely on information passed between the solicitors with regard to items included in the sale. 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. By appointment with Agents.*

*Roderick Thomas, 2 London House, New Street, Somerton TA11 7NU.*



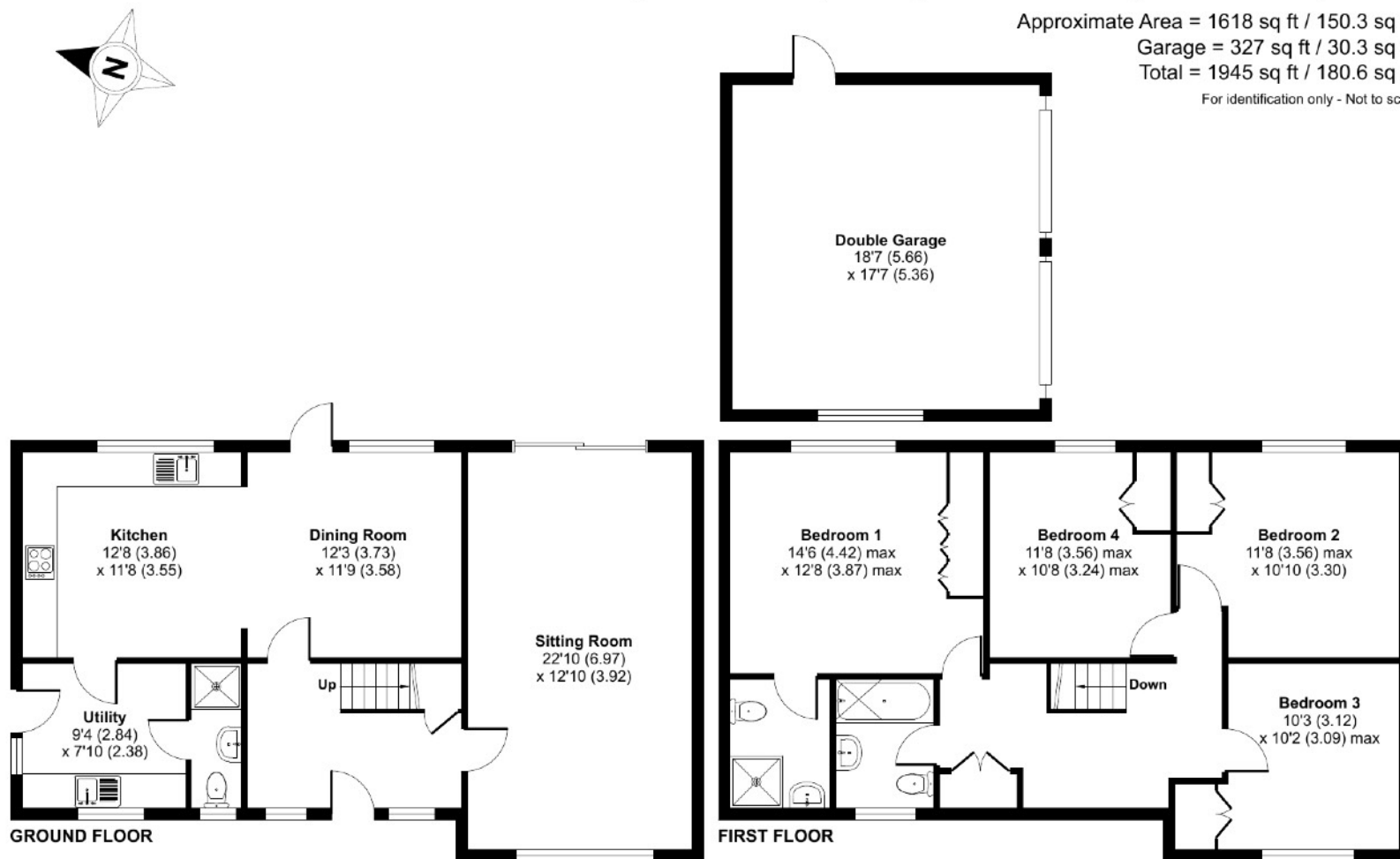
## Compton Street, Compton Dundon, Somerton, TA11

Approximate Area = 1618 sq ft / 150.3 sq m

Garage = 327 sq ft / 30.3 sq m

Total = 1945 sq ft / 180.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1295225

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