

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



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



**CUPREA,  
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 well proportioned, extended three/four bedroom, detached family home, well-positioned along the desirable Compton Street in the heart of Compton Dundon.

The property benefits from well-proportioned rooms, delightful gardens, and versatile accommodation—ideal for family living.

Outside, landscaped gardens on three sides, sufficient off-road parking and a single garage with integral access.

**Accommodation**

A recessed storm porch with glazed door and side panels opens into a welcoming entrance hall with ceramic tiled flooring. Doors lead off to the sitting room to the right and the extended kitchen/breakfast room at the rear, whilst a staircase rises to the first floor.

The living room is a light and open reception area with wood-effect flooring, a front aspect double-glazed window, and a delightful log burner which creates a cosy focal point. From here, an open archway connects to the kitchen/breakfast room, whilst a further doorway leads out to the dining room and then the study or ground floor 4<sup>th</sup> bedroom.

The kitchen is particularly striking with its double-height ceiling and Velux-style roof lights allowing natural light to pour in. Fitted with a comprehensive range of contemporary wall and base units with a contrasting worktops, integrated oven, hob, and extractor hood, as well as a breakfast bar. A rear aspect window with fitted blinds looks out over the garden, along with bifold doors put onto the rear seating terrace which is ideal for entertaining or extending the dining into the garden. The kitchen further benefits from underfloor heating.

A door to the side leads out into the utility and cloakroom, as well a door into the garage and rear garden.





### First Floor

Upon the first floor, a spacious landing gives access to three bedrooms, the family bathroom, and loft space via a hatch.

Two of the bedrooms are generous doubles, whilst the smaller third is still a comfortable size and benefits from built in storage.

The family bathroom is conveniently fitted with a modern suite comprising a 'P' shaped bath with shower over, vanity unit with basin and loo.

### Outside

The property benefits from wraparound gardens with an established range of mature shrubs, small specimen trees, and well stocked borders.

The rear garden is divided into distinct areas including patio space, raised vegetable and flower beds and a lawned area. A garden pond and rockery add further charm, while a greenhouse and two timber outbuildings offer excellent storage and growing space.

To the front, a paved driveway provides ample parking and leads to a garage with up-and-over door, power, and light.

### Tenure and Other Points

Freehold

Mains water and drainage, electricity all connected.

Oil-fired central heating with partial underfloor heating on the ground floor.

EPC Rating: E

Somerset Council – Council tax band D

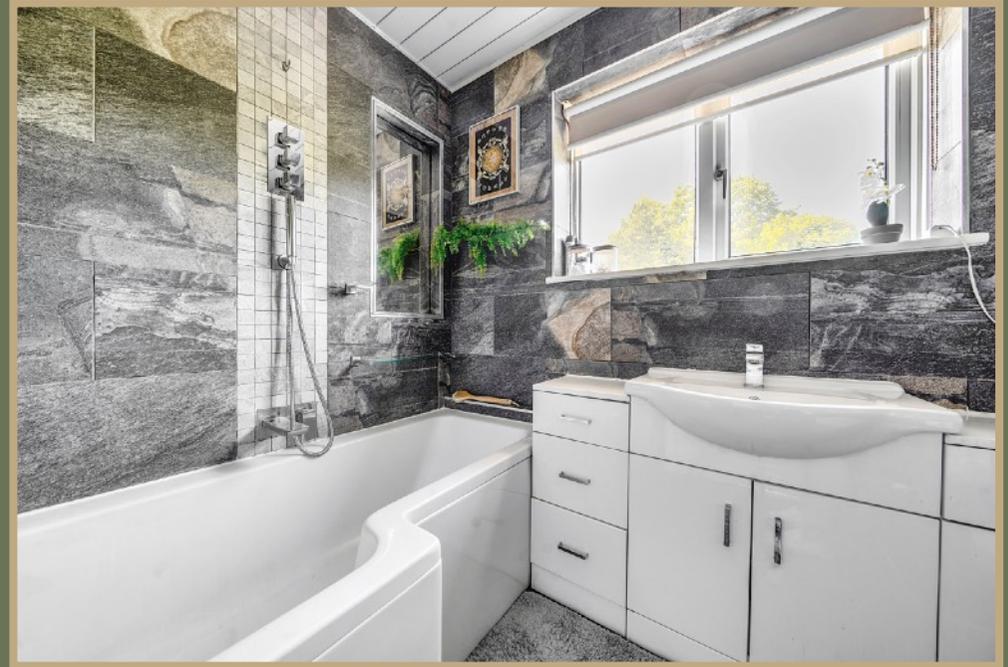
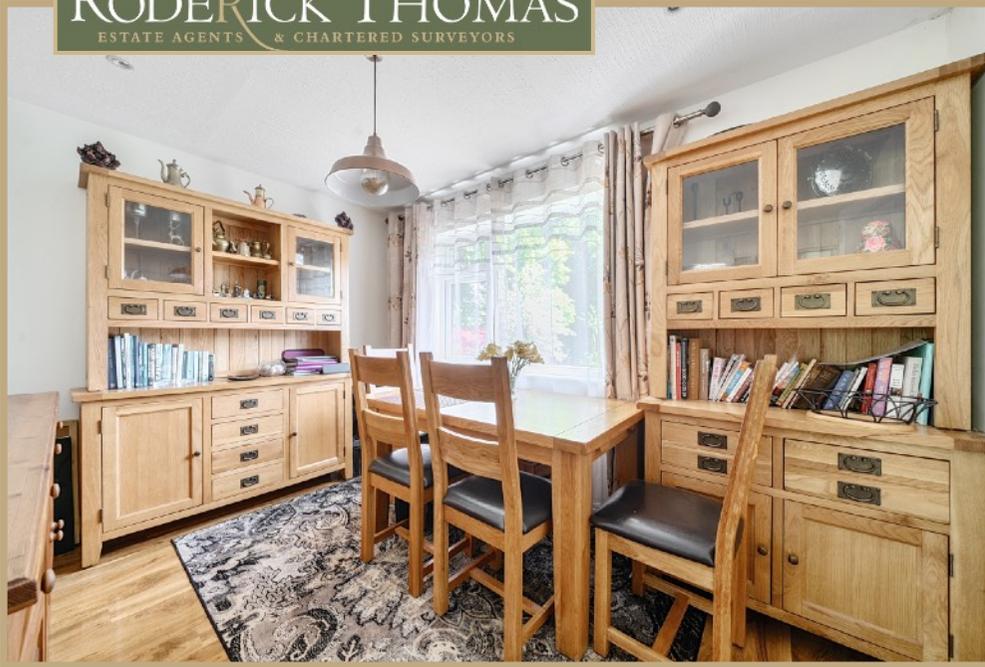
### Directions

From Somerton, take the B3151 south towards Street. As you enter Compton Dundon turn right by the War Memorial onto Compton Street. The property will be located on your left before the bend.

SATNAV: TA116PS

What3words: ///correct.mailer.evoke





### **Location**

Compton Dundon is a highly regarded village surrounded by stunning countryside and ancient woodland. Residents enjoy a vibrant community centred around the Castlebrook Inn, a beautiful village church, and an excellent village hall with regular events. Dundon Beacon, an Iron Age hill fort and designated nature reserve, is just a short walk away.

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.

### **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.*



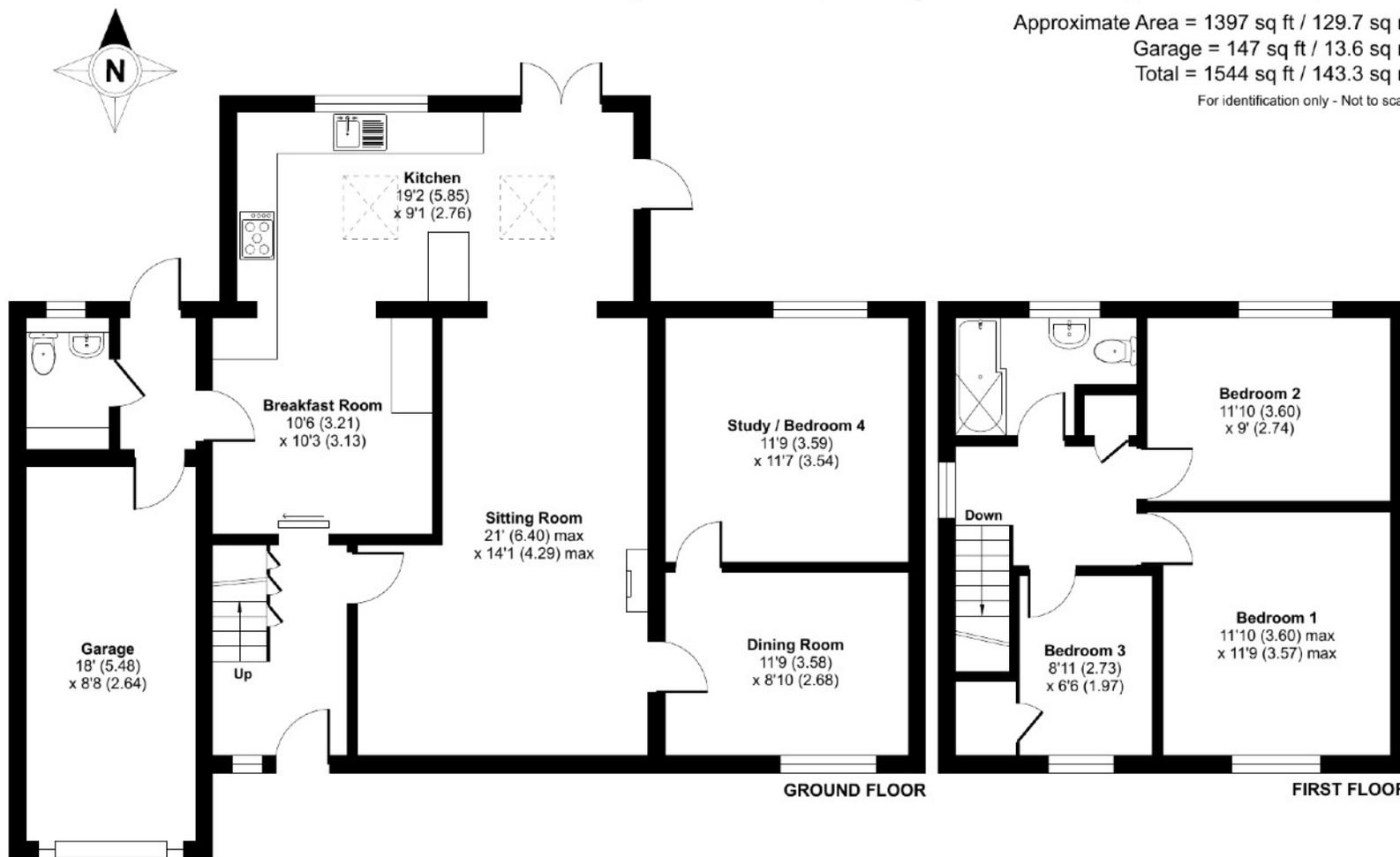
## Compton Street, Compton Dundon, Somerton, TA11

Approximate Area = 1397 sq ft / 129.7 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1544 sq ft / 143.3 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: 1312445

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