



**PORTFOLIO**  
from

allen & harris

16 Green Street, Ston Easton, Somerset, BA3 4DB

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*A distinguished four-bedroom detached home built in 1991, offering four double bedrooms, elegant living spaces, & a stunning kitchen-dining-family room, beautifully blending character charm with modern comforts & set in landscaped generous gardens in a peaceful location near historic Wells.*



## Entrance Hall

A striking polished balustrade staircase rises gracefully to a galleried first-floor landing, complemented by part-panelled walls, ceiling coving, and rich oak flooring that flows throughout. Natural light pours in through double-glazed windows at the rear and above the stairs, and underfloor heating ensures a comfortable temperature throughout the entrance. Tucked beneath the staircase is a built-in storage cupboard, and doors leading to:

## Study / Home Office

9' 9" x 13' 9" ( 2.97m x 4.19m )

Positioned at the front of the property, this versatile room enjoys peaceful views over the private gravel driveway through a large, double-glazed window that floods the space with natural light. Generously proportioned, it serves perfectly as a home office, study, teenage retreat, or playroom-adapting effortlessly to suit your lifestyle needs. Elegant ceiling coving adds a touch of period charm, while underfloor heating ensures year-round comfort.

## Living Room

16' 2" max x 17' 7" max ( 4.93m max x 5.36m max )

A beautifully proportioned and elegant space, the living room boasts high ceilings adorned with ornate cornicing



and a central ceiling rose, adding a touch of period grandeur. At its heart is a striking open stone surround fireplace with a substantial wood-burning stove, complete with an exposed flue and set on a slate-tiled hearth—perfect for cozy evenings. Bathed in natural light from a large, double-glazed window to the front aspect, this bright and spacious room offers both comfort and charm. Underfloor heating ensures warmth underfoot, while a door leads directly into the expansive kitchen-dining-family room.

## Dining Room

11' x 13' 8" ( 3.35m x 4.17m )

The dining room enjoys tranquil views over the garden through a large, double-glazed window, filling the space with natural light. This charming room features an ornate tiled fireplace with a classic wooden surround and mantle, adding warmth and character. Generously sized, it easily accommodates a family-sized dining table and chairs, making it ideal for both everyday meals and special gatherings. A perfect blend of period charm and practicality, this room offers a welcoming setting for entertaining or relaxed family dining.

## Kitchen Dining Family Room

16' 9" x 19' 6" ( 5.11m x 5.94m )

A series of double-glazed French doors open out to the rear garden, whilst the interiors is finished to a high standard, featuring oak wall and base units topped with elegant quartz granite work surfaces. A central island provides additional storage and workspace, while a contemporary stainless-steel sink with arched mixer tap adds a modern touch.

### Main Bedroom

15' 11" x 16' 1" ( 4.85m x 4.90m )

With 4 double glazed windows, the room is bathed in natural light with high ceilings and subtle period detailing and can easily accommodates a king-sized bed along with additional furnishings. Radiator.

### En Suite

6' 9" x 12' 2" ( 2.06m x 3.71m )

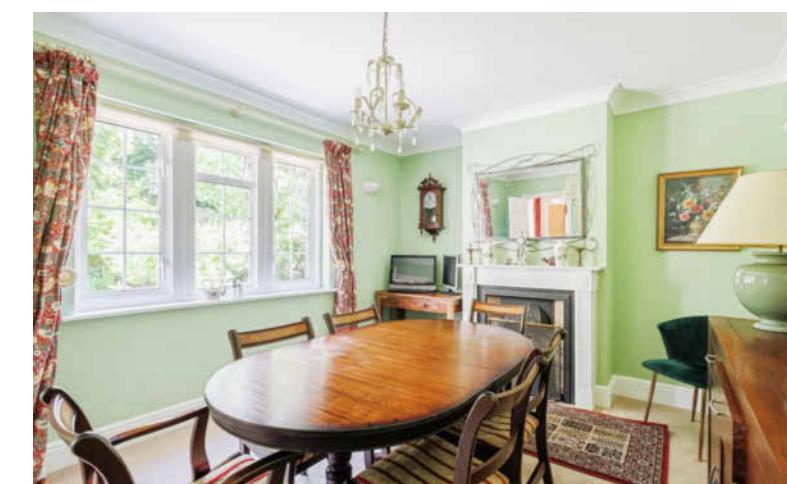
Fitted with contemporary walk-in shower with glass screen, rainfall shower head, and tiled surrounds, stylish vanity unit with an inset basin and arched mixer tap provides ample storage, while a wall-mounted mirror and soft lighting. The room also includes a low-level WC and chrome heated towel rail. Tiled flooring.



### Bedroom Two & En Suite

10' 8" x 14' ( 3.25m x 4.27m )

A generously sized second bedroom offering a peaceful retreat with views over the front of the property through a large, double-glazed window comfortably accommodating a double or king-sized bed, this room is ideal as a guest room, or even a second principal suite, benefiting from the convenience of the second en suite - comprising shower cubicle with electric shower over and fully mosaic tiled adjacent walls, wash hand basin and low level wc. Radiator.



### Bedroom Three

9' 9" x 13' 8" ( 2.97m x 4.17m )

Bedroom three is a bright and comfortable double room enjoying pleasant views over the garden via a double-



glazed window to the rear aspect. Radiator.

### **Bedroom Four**

11' x 13' 8" (3.35m x 4.17m)

A well-proportioned double bedroom, Bedroom Four is positioned to the front of the property and benefits from a large, double-glazed window that allows for plenty of natural light. The room comfortably accommodates a double bed and additional furnishings. Radiator.

### **Family Bathroom**

8' 2" x 13' 4" (2.49m x 4.06m)

Features two obscured double-glazed windows to the front aspect and is well-appointed fitted with a stylish four-piece suite, offering both functionality and comfort, comprising panelled bath plus separate walk-in shower with glass enclosure, both with tiled surrounds, provides convenient choice. Wash hand basin with mixer tap. Low-level WC and chrome heated towel rail. Built-in storage cupboard, ideal for linens or household essentials.

### **Gardens**

To the rear, a generous garden unfolds—mainly laid to lawn—framed by mature trees, established borders, and thoughtfully planted shrubs that provide year-round



interest and colour. A spacious patio area, accessed via French doors from the kitchen-dining-family room, creates the perfect setting for al fresco dining, summer entertaining, or simply enjoying the peaceful surroundings. The garden enjoys a sunny aspect and offers ample space for children to play or for keen gardeners to further cultivate.

### **Driveway**

To the front, a private gravel driveway provides ample off-road parking and leads to the integral garage, all enclosed

by hedging and stone walling that enhance the home's sense of privacy.

### **Integral Garage**

10' 2" x 18' 2" (3.10m x 5.54m)

The property benefits from a spacious integral garage, accessed internally via the utility room and externally from the private gravel driveway. Offering secure parking and additional storage, the garage is fitted with power and lighting, making it suitable for a variety of uses beyond vehicle storage.



**Ground Floor**



**First Floor**

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# welcome to

## Green Lane, Ston Easton, Somerset, BA3 4DB

Set against the backdrop of the rolling Somerset hills, this distinguished detached home built in 1991, stands proudly on the edge of the charming village of Ston Easton with its handsome stone façade, mature gardens, and excellent access into open countryside. A home that exudes both character and tasteful décor in equal measure with integrated modern comforts such as under floor heating. From the moment you step inside, the home's generous proportions, high ceilings, and abundance of natural light create an immediate sense of space and elegance. The interiors are immaculately maintained and thoughtfully presented, blending a period charm with modern luxury. The living room is a showpiece of refined comfort, featuring ornate open fireplace with wood-burning stove, a formal dining room offers the perfect setting for entertaining, and the study provides a quiet retreat for work. At the heart of the home is the bespoke kitchen, beautifully designed with central island and ample room for dining & family gatherings, with French doors opening directly onto the garden creating a seamless flow between indoor and outdoor living. Upstairs, the home offers four well-proportioned double bedrooms, two of which benefit from contemporary en-suites, while a stylish family bathroom serves the remaining rooms. The property is enveloped by beautifully landscaped gardens offering a private & tranquil escape and a generous driveway approach and integral garage provide ample parking & storage.

Guide Price

**£750,000**

- Georgian-Style Detached Home Built in 1991
- Blending Period Charm with Modern Convenience
- Four Double Bedrooms, Including Two with En-Suites
- Generous Garden, Gravel Driveway & Integral Garage

EPC Rating: C

Council Tax Band: F

Tenure: Freehold



To find out more information or to arrange a viewing call

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