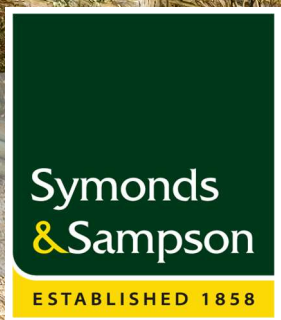




Church Street, Barton St. David, Somerton

Guide Price £750,000

Freehold



A fabulous detached house offering flexible accommodation and nestling in a quiet spot in this favoured village.

Church Street, Barton St. David, Somerton,
Somerset, TA11 6BU

Substantial Detached House
Individual Design
Double Garage
South Facing Rear Garden
4/5 Bedrooms
En Suite
Large Family Bathroom
Flexible Accommodation
Close to Millfield School

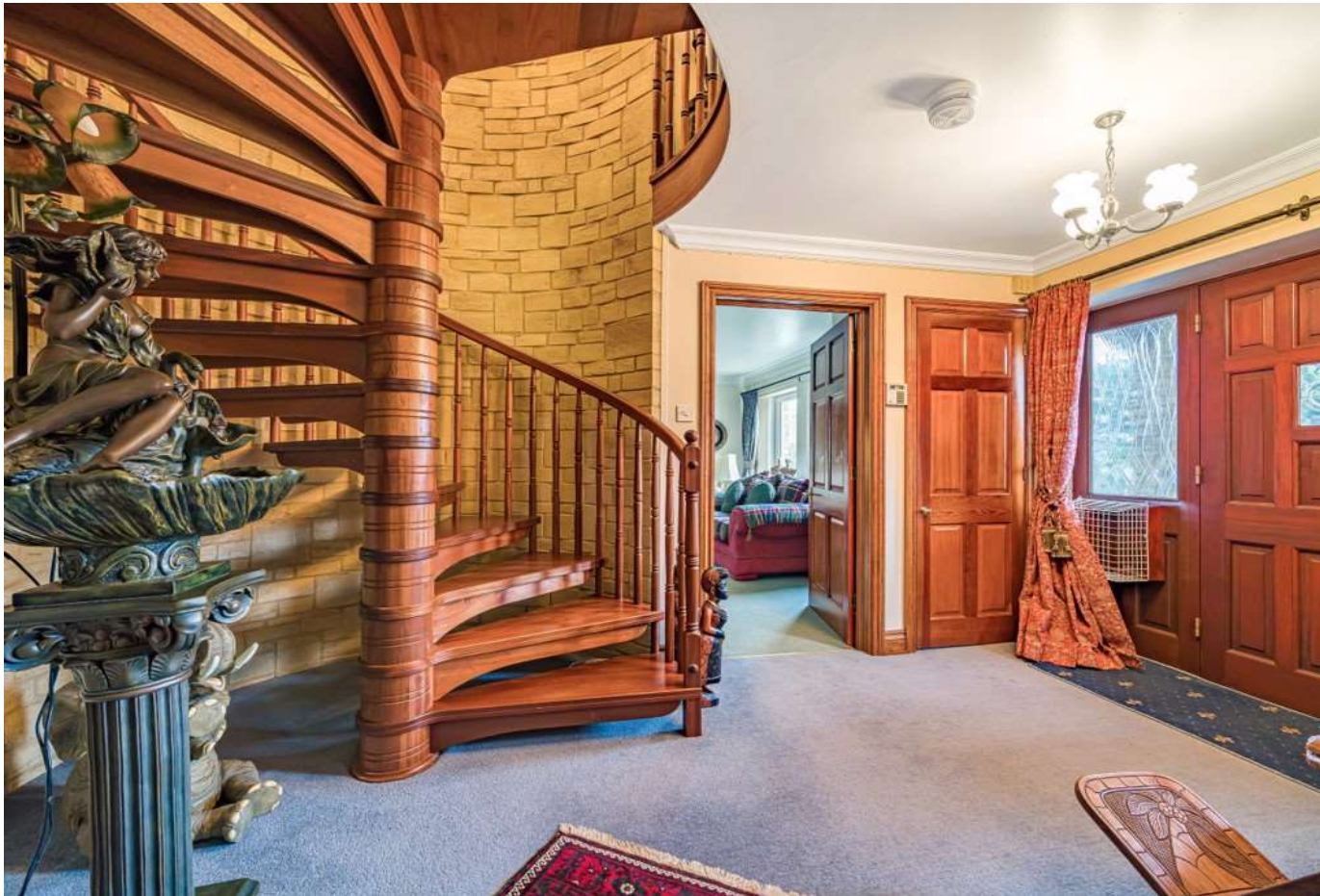
Council Tax Band G

Accommodation

Please see floor plan.

Viewing strictly by appointment through
Symonds & Sampson
Yeovil office on 01935 423526





The Property

This is a very attractive detached family home providing flexible accommodation together with a double garage, parking and south-facing rear garden.

The accommodation comprises a generous reception hall with a spectacular hardwood feature staircase, sitting room, large conservatory/garden room, separate dining room open plan to the hall, very good sized kitchen/breakfast room, family room/study, utility room, cloakroom, first floor landing, main bedroom with en suite and access to the balcony overlooking the gardens (south facing), guest bedroom with en suite and three further bedrooms (one used as a dressing room) and a large family bathroom.

Situation

Barton St David is a popular village situated to the south east of Street and Glastonbury between the villages of Butleigh and Keinton Mandeville which each offer village stores and excellent primary schools.

Barton St David has a pub, church, play fields and a village hall which offers sports clubs/groups and a Pre-School.

The historic town of Glastonbury and the thriving centre of Street offer excellent shopping facilities, restaurants, sporting and recreational facilities.



The A303 is within easy reach giving access to the M3 (M25) to London.

The surrounding centres of Street (Millfield School), Glastonbury (Millfield Preparatory School), Somerton, Yeovil and Castle Cary (Railway Station) provide a choice of shopping centres and are 6.5, 7, 5, 14 and 7.5 miles distant respectively. The cities of Bristol and Bath are 32 and 33 miles distant.

Outside

The property is accessed by its own drive providing access to off-road parking for several cars and a DETACHED GARAGE. here is a gravelled garden area small lawn and a side gate leading to the rear of the property.

The rear garden is south facing and laid to a combination of raised beds, expanse of lawn, raised vegetable bed, ornamental pond, and a canopied patio area. There is also a shed and greenhouse, pear, apple and plum tree. All in all a lovely garden providing excellent security for children and pets alike.

Services

Mains water, electric and drainage. Central heating via radiators.

Solar panels which are leased although the owner has the opportunity to purchase the remaining years of the contract if required.

Agents Note

The substantial storage room in the hall and landing has serviced a lift in the past, which could be reinstalled at the cost of the purchaser.

Council Tax Band: G
EPC: B

SHE/06/03/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





Brindle Church Street, Barton St. David, Somerton

Approximate Area = 2880 sq ft / 267.6 sq m (includes garage & excludes lift)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Symonds & Sampson. REF: 956682



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