



## Ham Lane, Compton Dundon, Somerton

A very well presented detached family home nestled between Somerton and Street, with lovely south facing garden and a self-contained annexe.

Guide Price **£650,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

Ham Lane, Compton Dundon,  
Somerton,  
Somerset,  
TA11 6PQ

Modern Detached Family Home,  
Large Kitchen/Diner, Two Reception rooms,  
Three Bedrooms, En-suite Shower room and Family  
Bathroom.

Self-Contained Annexe comprising  
Kitchen, Sitting room, Bedroom and Bathroom.  
Large South Facing Rear Garden,  
Parking for Several Vehicles.

Council Tax Band F.

**Accommodation**  
Please see floor plan.

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





### The Property

Symonds & Sampson are favoured to bring to the market the immaculately presented detached family home together with a self-contained annexe and lovely south facing rear garden.

The accommodation comprises entrance hall with natural travertine tiled floor which continues throughout the whole of the downstairs accommodation, reclaimed pine doors lead to a generous kitchen dining room with shaker style units, range cooker, oak worktops and feature fireplace. Double aspect living room and versatile family room currently set up as a gym, which could be used as dining room, playroom, home office or fourth bedroom. Utility and cloakroom. First floor landing leads to master bedroom with built in wardrobes and en-suite walk in shower, two further bedrooms with storage and large family bathroom with roll top bath.

The self-contained annexe has its own personal front entrance along with door into main house, sitting/dining

room with views to the garden, separate fitted kitchen, bedroom and bathroom.

### Outside

To the front of the property is a gravelled driveway providing off road parking for several vehicles. Side access leads to a generous storage building with electrics. The rear garden is south facing and is fully enclosed by wooden fencing,

mainly laid to lawn with mature trees, shrubs and flower beds. Halfway down the garden is a covered pergola/trellis with walkway through to the remaining garden together with a pond. Both the house and the annexe enjoy gravelled terrace areas to enjoy all the sunshine!

### Services

Mains water, electricity and drainage. Oil fired central heating via radiators.

### Situation

The property nestles close to the centre of the village within walking distance of the Village Hall, Post Office, adjacent recreational ground, Public House, Church and Cricket Club. A stone's throw away is The Polden Path giving miles of beautiful public walkways through woodland, fields and countryside.

The popular market town of Somerton is just 3 miles away, offering excellent facilities including a supermarket, shops, doctors surgery, pharmacy, post office, a choice of pubs, bistros and restaurants.

The larger town of Street is 1.5 miles distant and is home to Clarks Village and Millfield Senior school. The historic town Glastonbury is also close by and home to Millfield Prep School.

Bath, Bristol and Yeovil are all in commuting distance, with the station at Castle Cary providing a direct service to London.

# Greenacre Ham Lane, Compton Dundon, Somerton

Approximate Area = 1969 sq ft / 182.9 sq m

For identification only - Not to scale

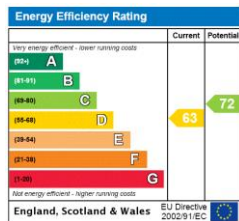
## Directions

From the A303 Podimore roundabout with the junction of the A37 and A372, take the A372 signposted for Langport and Somerton, continue for approximately 2 miles and take the right turning onto the B3151. Continue on this road for approximately 5 miles passing through the little hamlet of Littleton and as you come into Compton Dundon turn left down Ham Lane. Proceed for a short distance and the property will be found on your left hand side denoted by a Symonds & Sampson for sale board.

**Council Tax Band: F**

**EPC: D**

SHE/28/02/2023



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 943893



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